

PT OR SW1/4 OF SEC 12-2N-24E
IN OR 753/1173
ESMT OR 1561/423

MCCOY TIM JR
451416 OLD DIXIE HWY
CALLAHAN, FL 32011

2026

12-2N-24-0000-0006-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

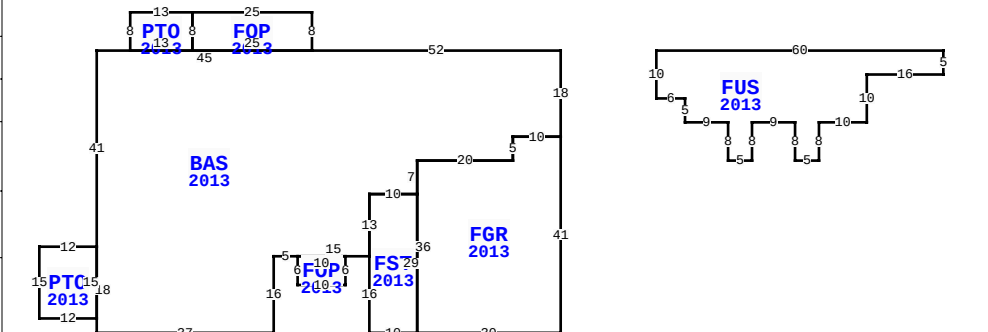
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,983	100	2013	3,983	545,637
FGR	1,130	55	2013	622	85,209
FOP	60	30	2013	18	2,466
FOP	200	30	2013	60	8,219
FST	290	55	2013	160	21,918
FUS	790	100	2013	790	108,224
PTO	104	5	2013	5	685
PTO	180	5	2013	9	1,233
TOTALS	6,737			5,647	773,590

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
3	0504	FP-ELECTRI

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C
2	009530	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	5,647	108.3000	150.54	850,099	2013	2013	0	0	9.00	91.00
1 SNGL FAM 100% - 2016 Heated Area: 4773 HX Base Yr 2016											



451416 OLD DIXIE HWY, CALLAHAN
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
05/08/2026 MLU

TOTAL OB/XF											
1,880											

TOTAL OB/XF											
1,880											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		810,159	
TOTAL MARKET OB/XF VALUE		1,880	
TOTAL LAND VALUE - MARKET		106,660	
TOTAL MARKET VALUE		918,699	
SOH/AGL Deduction		293,246	
ASSESSED VALUE		625,453	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		574,042	
TOTAL JUST VALUE		918,699	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		938,648	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M15536	H/AC	0	07/01/2010
E22323	ELEC OTHER	0	12/01/2009
B22708	GARAGE	24,948	07/01/2009
E20819	ELEC OTHER	0	05/01/2008
P12865	OTHER	0	11/01/2007
R09945	REPAIR/RRF	15,000	12/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0753/1173	3/08/1996	TD Q	V		
GRANTOR: LASSITER WM H JR TRUS					
GRANTEE: MCCOY TIM JR					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2013] W52 FOP=[YR=2013] N8 W25 PTO=[YR=2013] W13 S8 E13 N8\$ S8 E25\$ W45 S41 PTO=[YR=2013] W12 S15 E12 N15\$ S18 E37 N16 E5 FOP=[YR=2013] S6 E10 N6 W10\$ E15 FST=[YR=2013] S16 E10 FGR=[YR=2013] E30 N41 W10 S5 W20 S36\$ N29 W10 S13\$ N13 E10 N7 E20 N5 E10 N18\$ PTR=E20 FUS=[YR=2013] E60 S5 W16 S10 W10 S8 W5 N8 W9 S8 W5 N8 W9 N5 W6 N10 \$ W20\$.					

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