

LOT 10
IN OR 928/482
JACF120853A & JACF120853B

ULRICKSON MELINDA J
451403 OLD DIXIE HWY
CALLAHAN, FL 32011

2026

12-2N-24-1640-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8014.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,786	100
FOP	10	30
TOTALS	1,796	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,789	151.8400	136.66	244,485	2000	2000	0	0	58.00	42.00
1 M/H 94+		100% - 2001			Heated Area: 1786				HX Base Yr 2001		
BAS 2000 FOP 2000											
TOTALS 1,796 1,789 102,684 451403 OLD DIXIE HWY, CALLAHAN											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6		Tax Dist:				
BUILDING MARKET VALUE				102,684		
TOTAL MARKET OB/XF VALUE				7,142		
TOTAL LAND VALUE - MARKET				44,800		
TOTAL MARKET VALUE				154,626		
SOH/AGL Deduction				82,015		
ASSESSED VALUE				72,611		
TOTAL EXEMPTION VALUE		HX HB		47,611		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				154,626		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				164,415		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	16	16	256.00	SF	10.00	10.00	100	1994
3	0510	GARAGE WD-	0 100	25	24	600.00	SF	35.00	35.00	100	2001
4	0940	SHEDS/PORT	0 100	16	10	160.00	SF	30.00	30.00	100	2002
TOTAL OB/XF 7,142											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0004	OR	0.00	0.00	1.12	AC	1.00
REVIEW DATE 01/01/2023 BY CD											