IN OR 298 PG 382
2006 MERT DW
ESMT PT OR 1861/825

CARUTHERS DEBORAH ANN
451090 OLD DIXIE HWY
CALLAHAN, FL 32011

2026

13-2N-24-0000-0002-0080

BUILDING CHARACTERISTICS

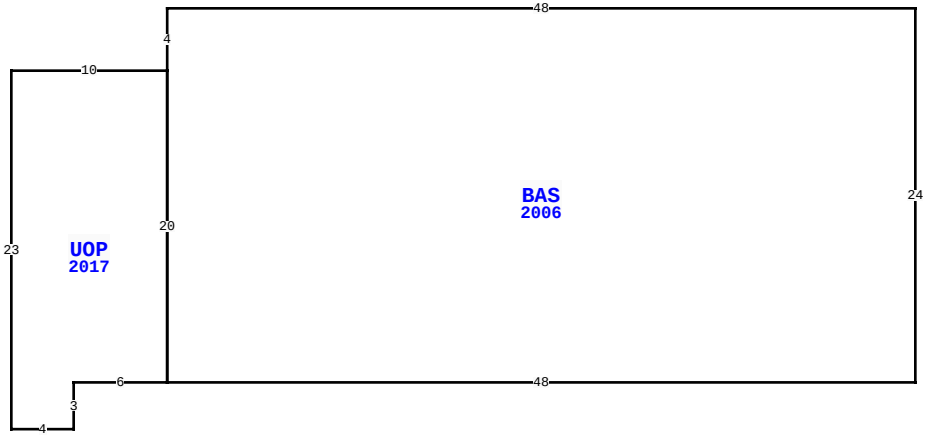
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
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	1,152	100	2006	1,152	78,338
UOP	212	25	2017	53	3,604
TOTALS	1,364			1,205	81,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,205	139.9200	125.93	151,746	2006	2006	0	0	0	46.00	54.00

1 M/H 94+ 100% - 2013 Heated Area: 1152 HX Base Yr 2013



451090 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		81,943
TOTAL MARKET OB/XF VALUE		6,500
TOTAL LAND VALUE - MARKET		78,750
TOTAL MARKET VALUE		167,193
SOH/AGL Deduction		76,198
ASSESSED VALUE		90,995
TOTAL EXEMPTION VALUE	HX HB SX	90,995
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		167,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4759	MH MOVE-ON	0	04/19/2006
E17000	ELEC OTHER	0	03/01/2006
M11213	MECH OTHER	0	03/01/2006
P10891	OTHER	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0298/0382	8/01/1979	WD	U	V		1,000
GRANTOR:						
GRANTEE:						
0102/0183	1/01/1970	TA	Q	V		1,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W48 S4 UOP=[YR=2017] W10 S23 E4 N3 E6 N20$ S20 E48 N24$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0	100	0	0	250.00	SF	10.00	10.00	100	1992	1992	3	20	500	
2	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,500

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	6.25	AC		1.00	1.00	0.60	21,000.00	12,600.00	78,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.25 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 07/09/2026 BY SYS