IN OR 2518/1271

REED BRENDA H
450873 OLD DIXIE HWY
CALLAHAN, FL 32011

2026

13-2N-24-0000-0002-0210

BUILDING CHARACTERISTICS

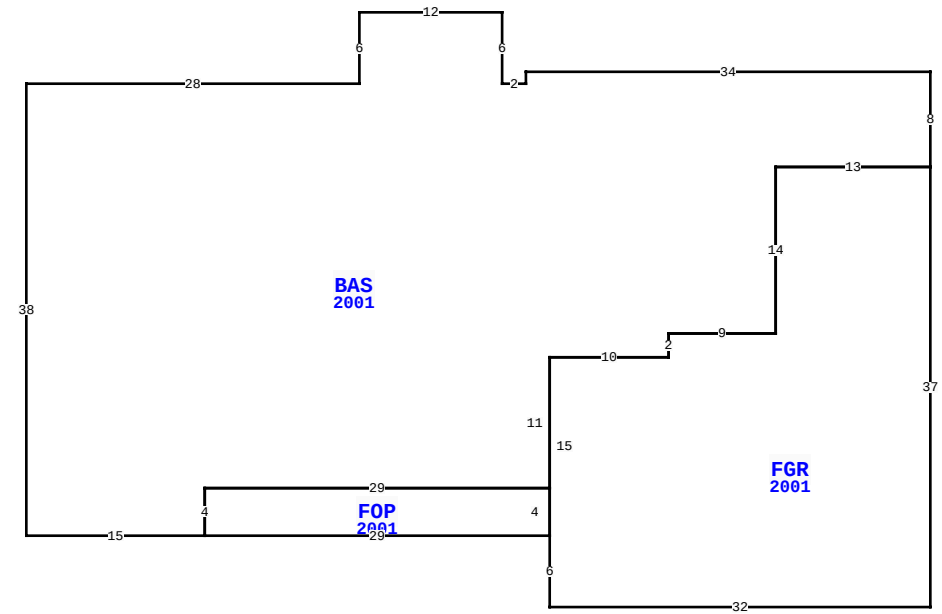
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,172	100	2001	2,172	232,101
FGR	898	55	2001	494	52,789
FOP	116	30	2001	35	3,740
TOTALS	3,186			2,701	288,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,701	93.0528	129.34	349,347	2001	2001	0	0	0	17.38	82.62

1 SNGL FAM 100% - 2022 Heated Area: 2172 HX Base Yr 2022



450873 OLD DIXIE HWY, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		357,843
TOTAL MARKET OB/XF VALUE		6,505
TOTAL LAND VALUE - MARKET		78,000
TOTAL MARKET VALUE		442,348
SOH/AGL Deduction		93,530
ASSESSED VALUE		348,818
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		292,407
TOTAL JUST VALUE		442,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015118	H/AC	0	06/01/2001
B0108233	NEW CONSTR	130,000	04/01/2001
7131	ADDITION	1,632	04/01/1991
8482	MH MOVE-ON	0	03/22/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/1271	12/02/2021	TD	U	I	11	100
GRANTOR: HINTON JEWELL PITTS R						
GRANTEE: REED BRENDA H						
2226/1227	8/15/2018	WD	U	I	11	100
GRANTOR: HINTON JANELLE						
GRANTEE: JEWELL PITTS HINTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W34 S1 W2 N6 W12 S6 W28 S38 E15 FOP=[YR=2001] E29 FGR=[YR=2001] S6 E32 N37 W13 S14 W9 S2 W10 S15 $ N4 W29 S4 $ N4 E29 N11 E10 N2 E9 N14 E13 N8 $.

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	0680	POLE SHED	0	0	20	50	1,000.00	SF	10.00	10.00	100	1970	1970	3	20	2,000	
2	0680	POLE SHED	0	100	40	20	800.00	SF	10.00	10.00	100	1960	1960	3	20	1,600	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 6,505

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	0006	OR	0.00	0.00	20.00	AC		1.00	1.00	0.30	13,000.00	3,900.00	78,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 20.00 Total Land Value: 78,000 Market: 0 Agricultural: 0 Common: 78,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

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Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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	04	Quality Level 04

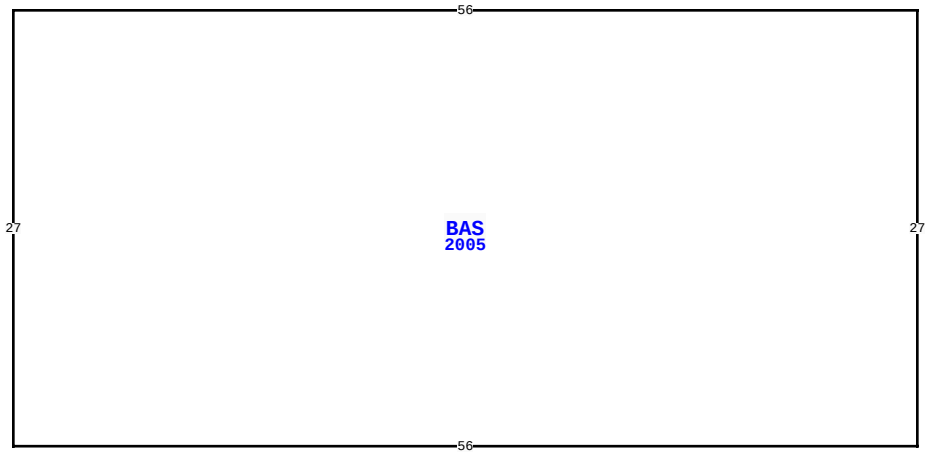
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2005	1,512	69,213
TOTALS	1,512			1,512	69,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	127.1600	114.44	173,033	1999	1999	0	0	0	60.00	40.00

3 M/H 94+ 0% - 2022 Heated Area: 1512 HX Base Yr 2022



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2226/1227	8/15/2018	WD	U	I	11	100
GRANTOR: HINTON JANELLE						
GRANTEE: JEWELL PITTS HINTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W56 S27 E56 N27 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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