IN OR 950/1330
0W59302A & 0W59302B
EX 2-43

VICKERS JOHNNY WILLIAM
450895 OLD DIXIE HWY
CALLAHAN, FL 32011-6661

2026

13-2N-24-0000-0002-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

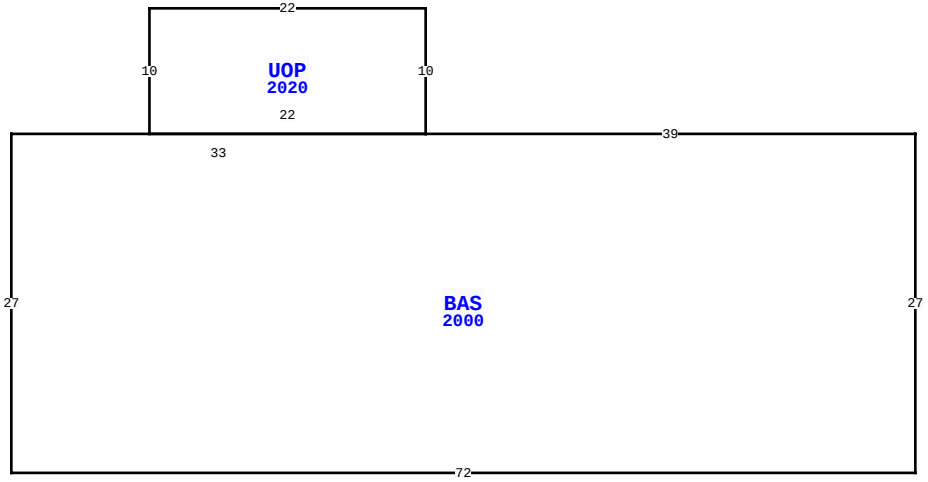
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	2000	1,944	103,800
UOP	220	25	2020	55	2,937
TOTALS	2,164			1,999	106,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,999	123.6000	111.24	222,369	1998	2003	0	0	0	52.00	48.00

1 M/H 94+ 0% - 0 Heated Area: 1944 HX Base Yr



450895 OLD DIXIE HWY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	106,737
TOTAL MARKET OB/XF VALUE	2,765
TOTAL LAND VALUE - MARKET	119,600
TOTAL MARKET VALUE	229,102
SOH/AGL Deduction	43,122
ASSESSED VALUE	185,980
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,980
TOTAL JUST VALUE	229,102
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B10456	DEMOLITION	0	11/14/2000
MH003297	MH MOVE-ON	0	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0950/1330	9/25/2000	WD	Q	I	01	100
GRANTOR: VICKERS RICHARD A & V						
GRANTEE: VICKERS JOHNNY WILL						
0117/0175	11/17/1971	WD	Q	I		6,000
GRANTOR: JOHNSON J K & INEZ						
GRANTEE: VICKERS RICHARD A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W39 UOP=[YR=2020] N10 W22 S10 E22$ W33 S27 E72 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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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	0	0004	OR	0.00	0.00	18.40	AC		1.00	1.00	0.50	13,000.00	6,500.00	119,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 18.40 Total Land Value: 119,600 Market: 0 Agricultural: 0 Common: 119,600 PRINTED 07/09/2026 BY SYS