PT SW1/4 OF SEC 13-2N-24E
IN OR 1541/819 & OR 2147/441
{1986 CHAL SW/MH}

HUTTO DEBORA K &/COOK CATHERINE D
85430 DAVID ROAD
YULEE, FL 32097

2026

13-2N-24-0000-0002-0240

BUILDING CHARACTERISTICS

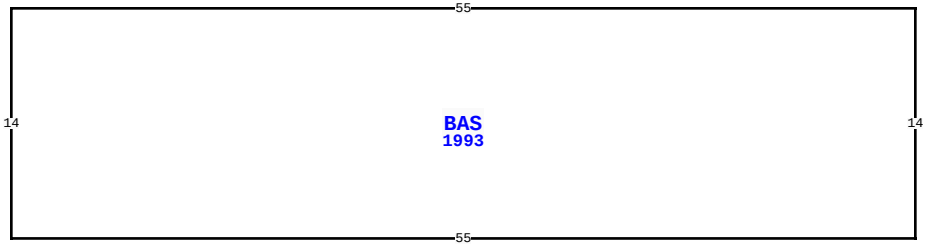
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	770	100	1993	770	19,381
TOTALS	770			770	19,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	770	98.7000	83.90	64,603	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 100% - 2008 Heated Area: 770 HX Base Yr 2008



451005 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	01/17/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	19,381
TOTAL MARKET OB/XF VALUE	240
TOTAL LAND VALUE - MARKET	255,000
TOTAL MARKET VALUE	39,451
SOH/AGL Deduction	16,192
ASSESSED VALUE	23,259
TOTAL EXEMPTION VALUE	HX HB 23,259
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	274,621
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3397	H/AC	1,400	05/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2147/0441	8/31/2017	QC	U	I	11	100
GRANTOR: DIETZER AMY						
GRANTEE: COOK CATHERINE ET A						
2145/1659	8/31/2017	QC	U	I	11	100
GRANTOR: DIETZER AMY						
GRANTEE: COOK CATHERINE ET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S14 E55 N14 $.

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	0752	USP	0	100	10	8	80.00	SF	15.00	15.00	100	1995	1995	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 240

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	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	17,000							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	170.00	170.00	2,040							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	395.00	395.00	790							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	238,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 15.00 Total Land Value: 19,830 Market: 238,000 Agricultural: 2,830 Common: 17,000 PRINTED 07/09/2026 BY SYS