IN OR 968/1465
CAVL 2001 DW/MH

VICKERS RICHARD A & SANDRA E
450931 OLD DIXIE HWY
CALLAHAN, FL 32011

2026

13-2N-24-0000-0002-0430

BUILDING CHARACTERISTICS

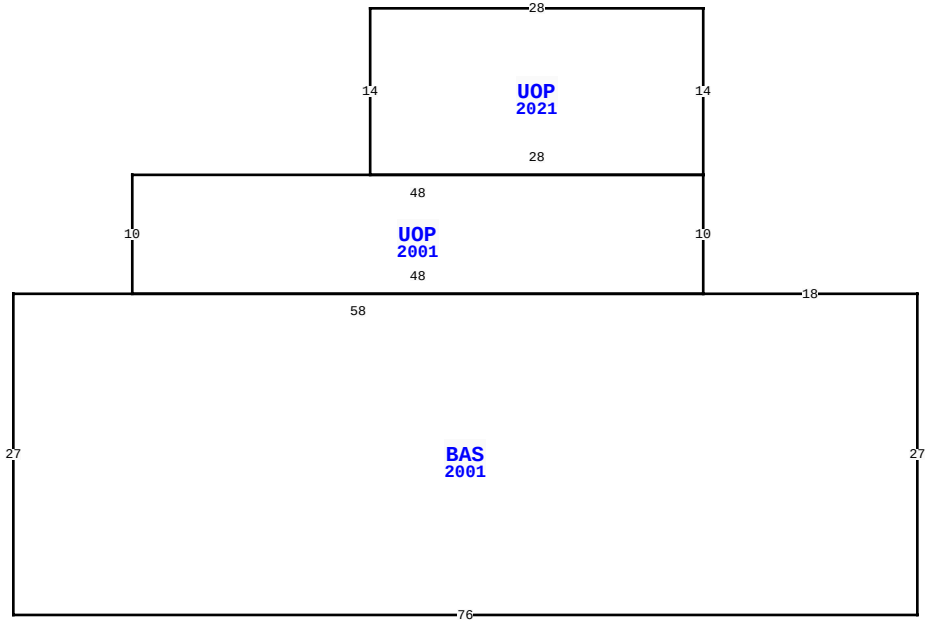
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,052	100	2001	2,052	114,675
UOP	480	25	2001	120	6,706
UOP	392	25	2021	98	5,477
TOTALS	2,924			2,270	126,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,270	141.1200	127.01	288,313	2001	2001	0	0	0	56.00	44.00

1 M/H 94+ 100% - 2002 Heated Area: 2052 HX Base Yr 2002



450931 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		126,858
TOTAL MARKET OB/XF VALUE		358
TOTAL LAND VALUE - MARKET		64,000
TOTAL MARKET VALUE		191,216
SOH/AGL Deduction		113,291
ASSESSED VALUE		77,925
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		26,514
TOTAL JUST VALUE		191,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3380	MH MOVE-ON	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0968/1465	1/30/2001	WD	Q	V	01	100

GRANTOR: VICKERS JOHNNY & REBE

GRANTEE: VICKERS RICHARD & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W18 UOP=[YR=2001] N10 UOP=[YR=2021] N14 W28 S14 E28$ W48 S10 E48$ W58 S27 E76 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	0751	UOP	0	100	16	8	128.00	SF	10.00	10.00	100	2002	2002	3	28	358	

LAND DESCRIPTION

TOTAL OB/XF 358

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	1.60	AC		1.00	1.00	1.00	40,000.00	40,000.00	64,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.60 Total Land Value: 64,000 Market: 0 Agricultural: 0 Common: 64,000 PRINTED 07/09/2026 BY SYS