IN OR 2501/1583

BOYER KAYLA &/DAVIES HUNTER ISAIAH
451055 OLD DIXIE HWY
CALLAHAN, FL 32011

2026

13-2N-24-0000-0002-0460

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	13	LVT/LAMNT 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	0	0 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 08

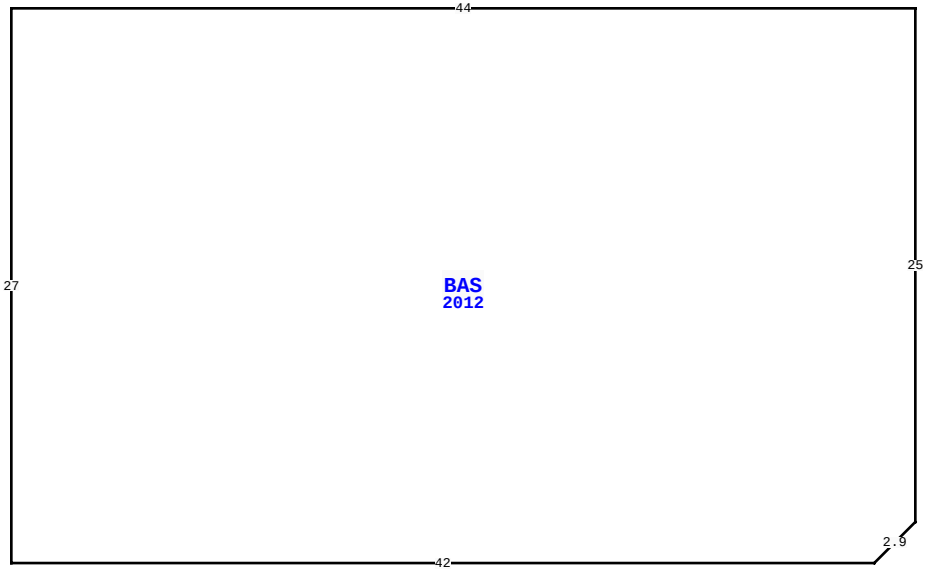
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,186	100	2012	1,186	129,663
TOTALS	1,186			1,186	129,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,186	151.8400	136.66	162,079	2005	2017	0	0	0	20.00	80.00

2 M/H 94+ 0% - 0 Heated Area: 1186 HX Base Yr



451055 OLD DIXIE HWY, CALLAHAN

BLD DATE	01/10/2008 JH	LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	129,663
TOTAL MARKET OB/XF VALUE	4,160
TOTAL LAND VALUE - MARKET	84,000
TOTAL MARKET VALUE	217,823
SOH/AGL Deduction	16,951
ASSESSED VALUE	200,872
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,872
TOTAL JUST VALUE	217,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E26135	ELEC OTHER	0	05/01/2013
C5322	CO ISSUED	0	02/28/2011
P14613	NEW CONSTR	0	01/01/2011
MH034051	MH MOVE-ON	0	01/02/2003
P036430	NEW CONSTR	0	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/1583	9/22/2021	WD	Q	I	01	195,700
GRANTOR: HOWELL JESSICA L						
GRANTEE: BOYER KAYLA & HUNTE						
2271/0083	4/24/2019	WD	Q	I	01	152,000
GRANTOR: RICKETTS ZACHARY D &						
GRANTEE: HOWELL JESSICA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W44 S27 E42 U2 R2 N25 $.

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	50	13	650.00	SF	10.00	10.00	100	2013	2013	3	64	4,160	

LAND DESCRIPTION

TOTAL OB/XF 4,160

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	0006	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	84,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 07/09/2026 BY SYS