PT OF LOTS 7 THRU 12 & PT LOTS
18 THRU 20 & ALL OR LOTS 13
THRU 17 PAR 26 IN OR 1550/80

HEINRICH WILLIAM F
450476 OLD DIXIE HWY
CALLAHAN, FL 32011

2026

19-2N-25-0000-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

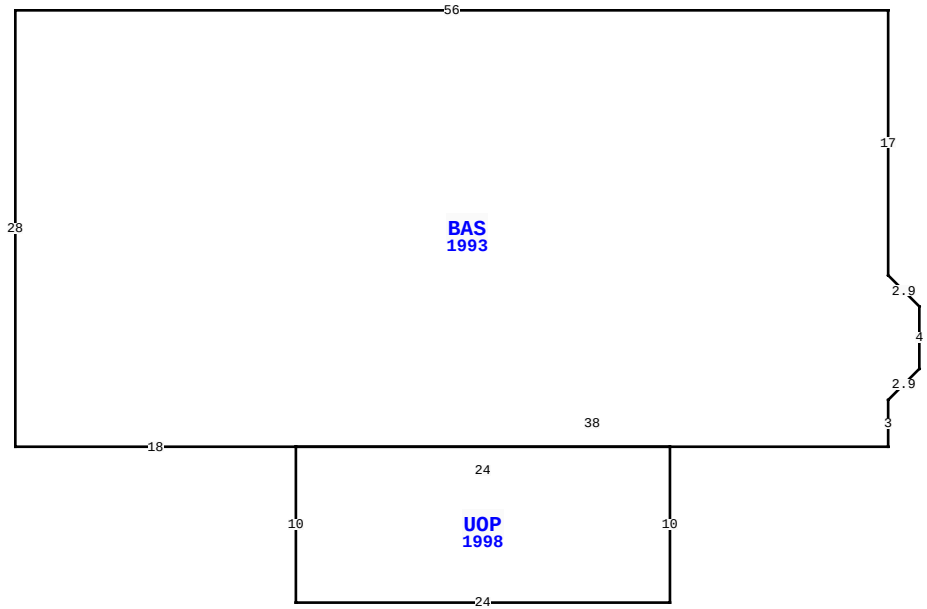
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,580	100	1993	1,580	49,799
UOP	240	25	1998	60	1,891
TOTALS	1,820			1,640	51,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,640	123.6000	105.06	172,298	1985	1985	0	0	0	70.00	30.00

2 M/H 93- 100% - 0 Heated Area: 1580 HX Base Yr 1975



450476 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		51,689
TOTAL MARKET OB/XF VALUE		43,154
TOTAL LAND VALUE - MARKET		196,000
TOTAL MARKET VALUE		290,843
SOH/AGL Deduction		170,706
ASSESSED VALUE		120,137
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		63,726
TOTAL JUST VALUE		290,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001790	CO ISSUED	0	06/26/2018
18001896	MH MOVE-ON	0	03/01/2018
5537	H/AC	0	12/01/2001
3679	MH MOVE-ON	0	11/01/2001
B007144	GARAGE	15,750	05/01/2000
MH98	MH MOVE-ON	0	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/0080	2/07/2008	QC	U	I	21	100
GRANTOR: BIGGS DOROTHY HEINRIC						
GRANTEE: HEINRICH WILLIAM F						
0162/0368	1/01/1974	WD	Q	V		7,900
GRANTOR: JOHNSON J K & INEZ						
GRANTEE: HEINRICH WILLIAM F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S28 E18 UOP=[YR=1998] S10 E24 N10 W24$ E38 N3 R2 U2 N4 U2 L2 N17$.

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	0681	POLE SHED	0	100	18	36	648.00	SF	15.00	15.00	100	1985	1985	3	20	1,944	
2	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	1985	1985	3	20	576	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
4	0940	SHEDS/PORT	0	100	14	16	224.00	SF	30.00	30.00	100	1985	1985	3	20	1,344	
5	1242	WD DECK A	0	100	0	0	205.00	SF	10.00	10.00	100	1989	1989	3	20	410	
6	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
7	0936	SEPTC TANK	0	0	0	0	2.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	12,000	
8	1242	WD DECK A	0	100	10	24	240.00	SF	10.00	10.00	100	1980	1980	3	20	480	
9	1242	WD DECK A	0	100	14	4	56.00	SF	10.00	10.00	100	1998	1998	3	20	112	
11	0510	GARAGE WD-	0	100	30	21	630.00	SF	35.00	35.00	100	2000	2000	3	26	5,733	

TOTAL OB/XF 30,489

LAND DESCRIPTION

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	7.84	AC		1.00	1.00	1.00	25,000.00	25,000.00	196,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 7.84 Total Land Value: 196,000 Market: 0 Agricultural: 0 Common: 196,000 PRINTED 07/09/2026 BY SYS

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18 THRU 20 & ALL OR LOTS 13
THRU 17 PAR 26 IN OR 1550/80

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BUILDING NOTES

BUILDING DIMENSIONS

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
12	0351	CARPORT MT	0	100	20	5	100.00	SF	10.00	10.00	100	2000	2000	3	20	200	
14	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1974	1974	3	100	6,000	
15	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1974	1974	3	100	6,000	
17	0820	WOOD WALK	0	100	33	3	99.00	SF	11.75	11.75	100	2003	2003	3	40	465	

LAND DESCRIPTION

TOTAL OB/XF 12,665

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 7.84 Total Land Value: 196,000 Market: 0 Agricultural: 0 Common: 196,000 PRINTED 07/09/2026 BY SYS