

PT OF LOT 6 & PT OF
SW1/4 OF NW1/4 PAR 26-5
IN OR 687/947

PERRY DORIS EST
C/O ELMER RATLEY, 769 PLEASANT PINE DR
JACKSONVILLE, FL 32220

2026

19-2N-25-0000-0026-0050



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	01	MINIMUM 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	01	MINIMUM 100			
Interior Wall	01	MINIMUM 70			
Interior Wall	04	PLYWOOD 30			
Interior Floo	14	CARPET 90			
Interior Floo	08	SHT VINYL 10			
Air Condition	01	NONE 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	2	100			
Bathrooms	1	100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units	0	100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
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	800	100	1993	800	21,040
BAS	800	100	1993	800	21,040
BAS	432	100	2003	432	11,362
TOTALS	2,032			2,032	53,442

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,032	50.0976	52.60	106,883	1980	1980	0	0	0	50.00	50.00	
1 SINGLE FAM 0% - 0 Heated Area: 2032 HX Base Yr													
TOTALS	2,032			2,032	53,442								

NASSAU COUNTY PROPERTY						PAGE 1 of 1		6	
VALUATION SUMMARY									
VALUATION BY						STANDARD			
Tax Group: 6			Tax Dist:						
BUILDING MARKET VALUE						53,442			
TOTAL MARKET OB/XF VALUE						16,482			
TOTAL LAND VALUE - MARKET						66,500			
TOTAL MARKET VALUE						136,424			
SOH/AGL Deduction						0			
ASSESSED VALUE						136,424			
TOTAL EXEMPTION VALUE						0			
BASE TAXABLE VALUE						136,424			
TOTAL JUST VALUE						136,424			
NCON VALUE						38,829			
INCOME VALUE									
PREVIOUS YEAR MKT VALUE						131,977			

TOTALS		2,032				2,032		53,442		450532 OLD DIXIE HWY, CALLAHAN				XF DATE				LAND DATE		05/07/2026		MLU	
														INC DATE				AG DATE					
L N	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	0940	SHEDS/PORT		0	0	10	12	120.00		SF	30.00		30.00		100	1958	1958	3	20	720			
2	0940	SHEDS/PORT		0	0	20	17	340.00		SF	30.00		30.00		100	2009	2009	3	31	3,162			
3	0680	POLE SHED		0	0	42	30	1,260.00		SF	10.00		10.00		100	2026	2025	03	100	12,600			

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	RES	0	0006	OR	0.00	0.00	1.33	AC		1.00	1.00
TOTAL ADJ 1.00													
UNIT PRICE 50,000.00													
ADJ UNIT PRICE 50,000.00													
LAND VALUE 66,500													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSRV													