

PT OF LOTS 19 20 & 29 E OF RD
PT OR 1287/406 EX S-1
SUB OF SE1/4 OF NW1/4

WATTERSON ERICA W
450464 OLD DIXIE HWY
CALLAHAN, FL 32011

2026

19-2N-25-3020-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,482	100	1993	1,482	90,995
USP	120	30	2003	36	2,211
TOTALS	1,602			1,518	93,205

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0300	BOAT DCK W	0	100	0	0	128.00	SF	40.00		
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00		
3	1242	WD DECK A	0	100	0	0	60.00	SF	10.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	1.16	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,518	92.8200	97.46	147,944	1966	1966	0	0	0 37.00	63.00
1 SINGLE FAM 100% - 2006 Heated Area: 1482 HX Base Yr 2006											
Diagram showing lot dimensions: 48' (width), 26' (depth), 12' (width of upper section), 19' (depth of upper section), 12' (width of lower section), 19' (depth of lower section). Labels: USP 2003, BAS 1993.											
450464 OLD DIXIE HWY, CALLAHAN											

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

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		93,205	
TOTAL MARKET OB/XF VALUE		3,956	
TOTAL LAND VALUE - MARKET		58,000	
TOTAL MARKET VALUE		155,161	
SOH/AGL Deduction		78,946	
ASSESSED VALUE		76,215	
TOTAL EXEMPTION VALUE		HX HB 51,215	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		155,161	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		150,274	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3181	N/A	10,760	02/12/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1287/0406	1/12/2005	WD	Q	I		75,000	
GRANTOR: REEVES ROLLAND & DORO							
GRANTEE: WATTERSON ERICA W							
0211/0633	2/11/1976	WD	Q	V		3,500	
GRANTOR: JOHNSON J K & INEZ							
GRANTEE: REEVES ROLLAND & DO							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W9 USP=[YR=2003] N10 W12 S10 E12 \$ W48 S26 E57 N26 \$.											