PT OF JOHNSON LOT S/D & PT OF
NW1/4 OF SEC 29-2N-25E IN
OR 2114/1599

PEREZ CYNTHIA BYOUS
45508 DIXIE AVE
CALLAHAN, FL 32011

2026

29-2N-25-0000-0010-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

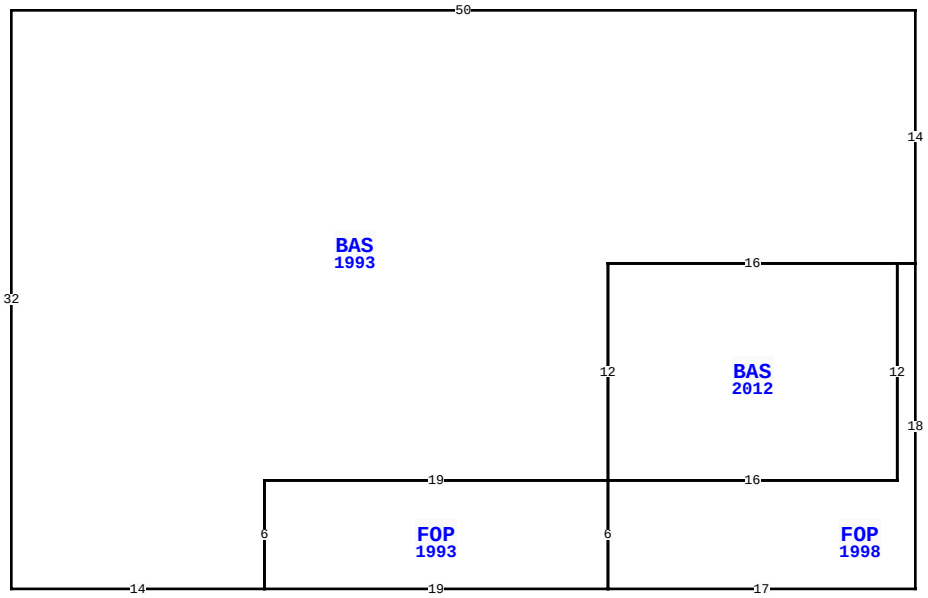
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,180	100	1993	1,180	114,137
BAS	192	100	2012	192	18,572
FOP	114	30	1993	34	3,289
FOP	114	30	1998	34	3,289
TOTALS	1,600			1,440	139,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,440	123.2400	129.40	186,336	1980	1990	0	0	0	25.25	74.75

1 SINGLE FAM 100% - 2018 Heated Area: 1372 HX Base Yr 2018



45508 DIXIE AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		139,286
TOTAL MARKET OB/XF VALUE		7,630
TOTAL LAND VALUE - MARKET		129,384
TOTAL MARKET VALUE		276,300
SOH/AGL Deduction		169,595
ASSESSED VALUE		106,705
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		55,294
TOTAL JUST VALUE		276,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B4124	XFOB	0	05/10/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/0779	4/18/2022	FJ	U	I	11	0
GRANTOR: PEREZ SHAWN FRANCISCO						
GRANTEE: PEREZ CYNTHIA BYOUS						
2114/1599	4/19/2017	WD	Q	I	01	88,000
GRANTOR: NGUYEN HIEN MARY						
GRANTEE: PEREZ SHAWN F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W50 S32 E14 N6 E19 N12 E16 E1 N14 $
BAS=[YR=2012;ORIG=-1,14] W16 S12 E16 N12 $
FOP=[YR=1993;ORIG=-36,32] E19 N6 W19 S6 $
FOP=[YR=1998;ORIG=-17,32] E17 N18 W1 S12 W16 S6 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
3	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2017	2017	3	70	2,800	
4	0940	SHEDS/PORT	0	100	8	20	160.00	SF	30.00	30.00	100	2017	2017	3	70	3,360	

LAND DESCRIPTION

TOTAL OB/XF 7,630

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		CH	97.00	205.00	23,960.00	SF		1.00	1.00	0.60	9.00	5.40	129,384							

REVIEW DATE 05/31/2024 BY KBA Total Acres: 0.55 Total Land Value: 129,384 Market: 0 Agricultural: 0 Common: 129,384 PRINTED 07/09/2026 BY SYS