

PT FRACL NW1/4 OF
SEC 29-2N-25E IN OR 1320/1281
(EX UTIL ESMT IN OR 1836/29)

WEST NASSAU HISTORICAL SOCIETY INC
PO BOX 1758
CALLAHAN, FL 32011

2026

29-2N-25-0000-0065-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	02 WALL BD/WD 50
Interior Floor	05 DRYWALL 50
Interior Floor	09 PINE WOOD 100
Ceiling	03 PART.FIN. 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	2 100
Frame	02 WOOD FRAME 100
Story Height	11 100
RMS	3 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	7900CULTURAL GROUPS

MAP NUM	MKT AREA	07
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NEIGHBORHOOD/LOC	7001.00
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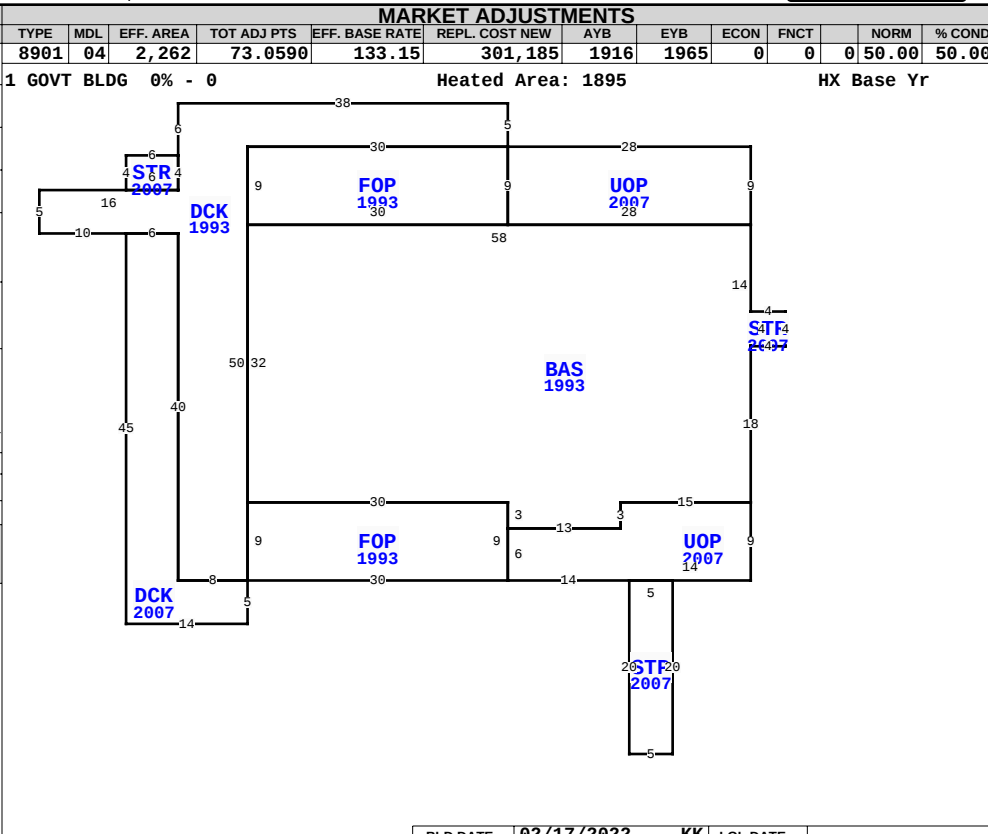
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100	1993	1,895	126,160
DCK	670	10	1993	67	4,461
DCK	310	10	2007	31	2,064
FOP	270	30	1993	81	5,393
FOP	270	30	1993	81	5,393
STP	100	10	2007	10	666
STR	16	10	2007	2	133
STR	24	10	2007	2	133
UOP	213	20	2007	43	2,863
UOP	252	20	2007	50	3,329
TOTALS	4,020			2,262	150,592

EXTRA FEATURES	45383 DIXIE AV, CALLAHAN
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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	0812	CONCRETE C	0	0	0	0	2,720.00	SF	4.00	4.00	100	1990	1990	3	54.5	5,930	
2	0810	CONCRETE A	0	0	0	0	341.00	SF	6.50	6.50	100	2000	2000	3	75	1,662	
3	0803	ASPHALT C	0	0	0	0	7,084.00	SF	2.00	2.00	100	2000	2000	3	50	7,084	
4	0400	CONC CURB	0	0	0	0	10.00	LF	15.00	15.00	100	2000	2000	3	81	122	
5	0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00	50.00	100	2000	2000	3	20	200	
6	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2000	2000	3	45	1,139	
7	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2000	2000	3	45	225	
8	0444	BOX FNC 4'	0	0	0	0	22.00	LF	6.50	6.50	100	2000	2000	3	20	29	
9	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2008	2008	3	27	1,296	
10	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2010	2010	3	35	1,680	

LAND DESCRIPTION	TOTAL OB/XF	19,367
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	007900	C	CULTURAL	0	0003	CG -	C 0.00	0.00	47,916.00	SF		1.00	1.00	1.00	4.00	4.00	191,664							



BLD DATE	02/17/2022	KK	LGL DATE	
XF DATE	02/17/2022	KK	LAND DATE	02/17/2022
INC DATE			AG DATE	

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5	0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00	50.00	100	2000	2000	3	20	200	
6	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2000	2000	3	45	1,139	
7	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2000	2000	3	45	225	
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	1
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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE		210,248
TOTAL MARKET OB/XF VALUE		26,694
TOTAL LAND VALUE - MARKET		191,664
TOTAL MARKET VALUE		428,606
SOH/AGL Deduction		0
ASSESSED VALUE		428,606
TOTAL EXEMPTION VALUE	10	428,606
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		428,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E3886	ELEC OTHER	0	10/16/2014
2396	ADDITION	7,500	09/12/1990

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E3886	ELEC OTHER	0	10/16/2014
2396	ADDITION	7,500	09/12/1990

BUILDING NOTES						
BUILDING DIMENSIONS						
DCK=[YR=1993] S6 STR=[YR=2007] W6 S4 E6 N4\$ S4 W16 S5 E10 DCK=[YR=2007] S45 E14 N5 W8 N40 W6\$ E6 S40 E8 FOP=[YR=1993] E30 UOP=[YR=2007] E14 STP=[YR=2007] S20 E5 N20 W5\$ E14 N9 BAS=[YR=1993] N18 STR=[YR=2007] E4 N4 W4 S4\$ N14 UOP=[YR=2007] N9 W28 FOP=[YR=1993] W30 S9 E30 N9\$ S9E28\$ W58 S32 E30 S3 E13 N3 E15\$ W15 S3 W13 S6\$ N9 W30 S9\$ N50 E30 N5 W38\$.						

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