



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 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. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	07
---------	--	----------	----

NEIGHBORHOOD/LOC	7001.00
------------------	---------

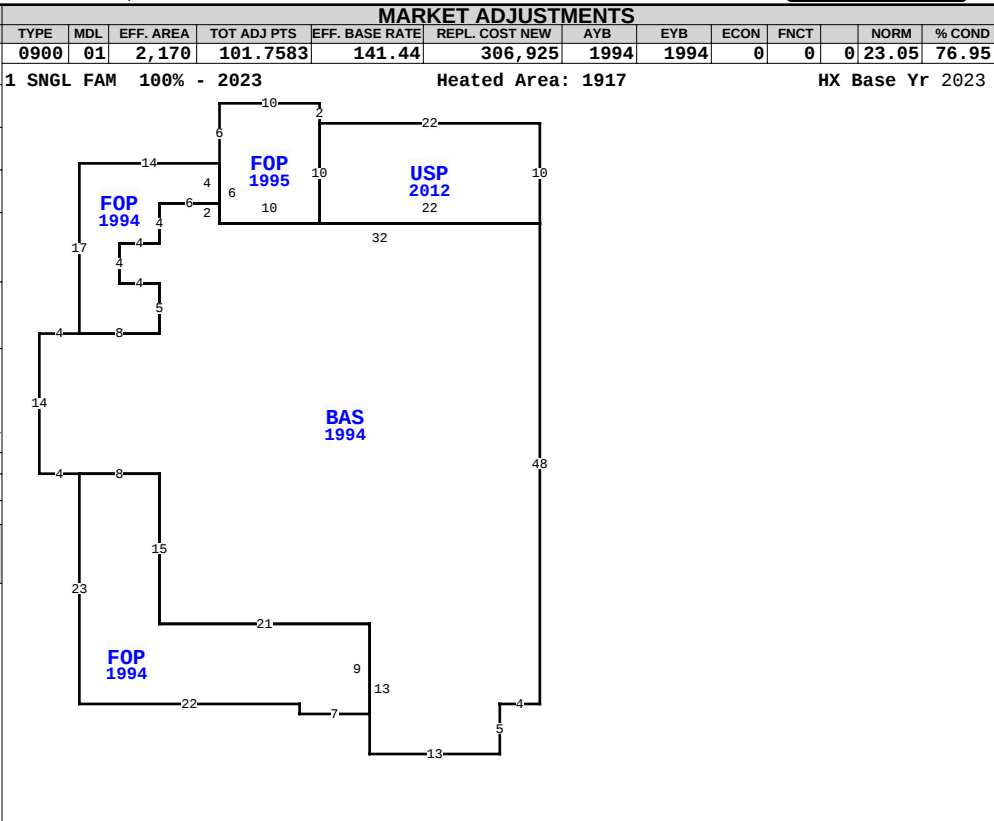
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,917	100	1994	1,917	208,642
FOP	144	30	1994	43	4,680
FOP	359	30	1994	108	11,755
FOP	120	30	1995	36	3,918
USP	220	30	2012	66	7,183

TOTALS	2,760			2,170	236,179
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0510	GARAGE WD-	0	100	24	32	768.00	SF	35.00
4	0860	POOL/SPA	0	100	14	0	1.00	UT	50,000.00
6	0681	POLE SHED	0	100	12	20	240.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	MU	102.00	210.00	102.00

REVIEW DATE	01/06/2023	BY	KWA
-------------	------------	----	-----



45410 DIXIE AVE, CALLAHAN	BLD DATE	LGL DATE	04/10/2026	MLU
	XF DATE	LAND DATE		
	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	
2	0510	GARAGE WD-	0	100	24	32	768.00	SF	35.00	35.00	100	1995	1995	3	20	5,376	
4	0860	POOL/SPA	0	100	14	0	1.00	UT	50,000.00	50,000.00	100	2000	2000	04	85	42,500	
6	0681	POLE SHED	0	100	12	20	240.00	SF	15.00	15.00	100	2000	2000	3	26	936	

TOTAL OB/XF													51,332		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
06 MU	102.00	210.00	102.00	FF		1.00	1.00	1.00	680.00	680.00					

Total Acres: 0.00	Total Land Value: 69,360	Market: 0	Agricultural: 0	Common: 69,360
-------------------	--------------------------	-----------	-----------------	----------------

NASSAU COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		248,877	
TOTAL MARKET OB/XF VALUE		51,332	
TOTAL LAND VALUE - MARKET		69,360	
TOTAL MARKET VALUE		369,569	
SOH/AGL Deduction		147,982	
ASSESSED VALUE		221,587	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		170,176	
TOTAL JUST VALUE		369,569	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		339,948	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2286	SWIM POOL	0	11/06/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2602/0900	10/25/2022	QC	U	I	11	100	
GRANTOR: WILLIAMS CYNTHIA LEA							
GRANTEE: WILLIAMS JOSHUA ADA							
2584/1499	8/15/2022	QC	U	I	11	100	
GRANTOR: HORNE JOSEPH BENJAMIN							
GRANTEE: WILLIAMS CYNTHIA LE							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
USP=[YR=2012] W22 FOP=[YR=1995] N2 W10 S6 FOP=[YR=1994] W14 S17 BAS=[YR=1994] W4 S14 E4 FOP=[YR=1994] S23 E22 S1 E7 N9 W21 N15 W8 \$ E8 S15 E21 S13 E13 N5 E4 N48 W32 N2 W6 S4 W4 S4 E4 S5 W8 \$ E8 N5 W4 N4 E4 N4 E6 N4 \$ S6 E10 N10 \$ S10 E22 N10 \$.									

WILLIAMS JOSHUA ADAM & WENDI G
45410 DIXIE AVE
CALLAHAN, FL 32011

29-2N-25-3120-0002-0000

[illegible]