BLOCK 5 PT LOTS 2 & 3
EX SW 5 FT
IN OR 1938/1692

MARSH SUE B L/E/
P O BOX 56
CALLAHAN, FL 32011-0056

2026

29-2N-25-3120-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

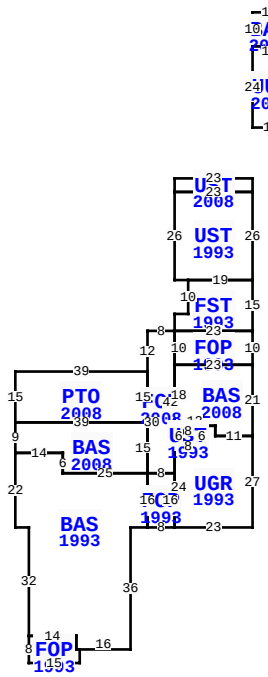
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	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
BAL	100	15	2008	15	1,252
BAS	1,732	100	1993	1,732	144,603
BAS	447	100	2008	447	37,320
BAS	501	100	2008	501	41,828
FOP	116	30	1993	35	2,922
FOP	128	30	1993	38	3,172
FOP	230	30	1993	69	5,761
FOP	336	30	2008	101	8,432
FST	305	55	1993	168	14,026
PTO	585	5	2008	29	2,421
TOTALS	6,091			3,873	323,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,873	90.5400	125.85	487,417	1939	1939	0	0	0	33.66	66.34

1 SNGL FAM 100% - 0 Heated Area: 2680 HX Base Yr



** This building has 15 Sub-Areas

45364 DIXIE AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		323,352
TOTAL MARKET OB/XF VALUE		1,192
TOTAL LAND VALUE - MARKET		71,400
TOTAL MARKET VALUE		395,944
SOH/AGL Deduction		220,357
ASSESSED VALUE		175,587
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		119,176
TOTAL JUST VALUE		395,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2383	H/AC	2,795	07/06/1990
2305	XFOB	4,000	06/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1938/1692	9/22/2014	WD	U	I	11	100

GRANTOR: MARSH CRAIG & SUE B

GRANTEE: MARSH EDMUND STEVEN

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2008] W23 S4 UST=[YR=1993] S26 E4 FST=[YR=1993] S10 W4 S5 FOP=[YR=2008] W8 S12 PTO=[YR=2008] W39 S15 BAS=[YR=2008] S9 BAS=[YR=1993] S22 E4 S32 FOP=[YR=1993] S8 E15 N4 W1 N4 W14$ E14 S4 E16 N36 E5 FOP=[YR=1993] E8 UGR=[YR=1993] E23 N27 BAS=[YR=2008] N21 FOP=[YR=1993] N10 W23 S10 E23$ W23 S18 UST=[YR=1993] S6 E8 N6 W8$ E12 S3 E11$ W11 N3 W4 S6 W8 S24$ N16 W8 S16$ N16 W25 N6 W14$ E14 S6 E25 N15 W39$ E39 N15$ S30 E8 N42$ E23 N15 W19$ E19 N26 W23$ E23 N4$ PTR=N15 UUS=[YR=2008] N24 BAL=[YR=2008] N10 E10 S10 W10$ E11 S24 W11$ S15$.

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
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1952	1952	3	20	400	
7	0680	POLE SHED	0	100	22	18	396.00	SF	10.00	10.00	100	1991	1991	3	20	792	

LAND DESCRIPTION

TOTAL OB/XF 1,192

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	0006	MU	105.00	210.00	105.00	FF		1.00	1.00	1.00	680.00	680.00	71,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 71,400 Market: 0 Agricultural: 0 Common: 71,400 PRINTED 07/09/2026 BY SYS