

BLOCK 6 PT LOTS 1 + 4
IN OR 2447/955
+SW 5 FT OF BL 5

WILKERSON GLADYS L/E/
P O BOX 320
CALLAHAN, FL 32011-0320

2026

29-2N-25-3120-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
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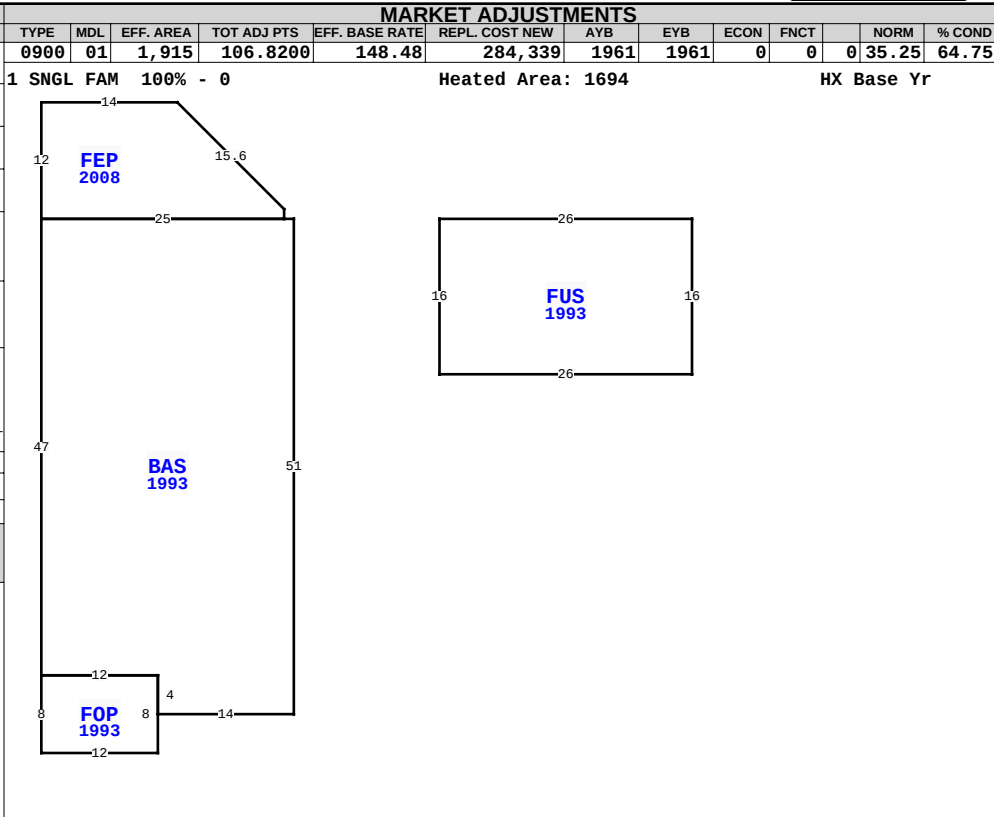
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,278	100	1993	1,278	122,868
FEP	240	80	2008	192	18,459
FOP	96	30	1993	29	2,788
FUS	416	100	1993	416	39,995

TOTALS	2,030			1,915	184,110
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0351	CARPORT MT	0	100	30	10	300.00	SF	10.00
4	0351	CARPORT MT	0	100	25	18	450.00	SF	10.00
5	0680	POLE SHED	0	100	5	18	90.00	SF	10.00

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	65.00	210.00	65.00

REVIEW DATE	01/01/2023	BY	CD
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45352 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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1961	1961	3	21	420	
3	0351	CARPORT MT	0	100	30	10	300.00	SF	10.00	10.00	100	2013	2013	3	50	1,500	
4	0351	CARPORT MT	0	100	25	18	450.00	SF	10.00	10.00	100	2013	2013	3	50	2,250	
5	0680	POLE SHED	0	100	5	18	90.00	SF	10.00	10.00	100	2013	2013	3	64	576	

TOTAL OB/XF													4,746		
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			
06	MU	65.00	210.00	65.00	FF		1.00	1.00	1.00	680.00	680.00				

Total Acres: 0.00	Total Land Value: 44,200	Market: 0	Agricultural: 0	Common: 44,200
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	1
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VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 1	
BUILDING MARKET VALUE										Tax Dist:	
TOTAL MARKET OB/XF VALUE										184,110	
TOTAL LAND VALUE - MARKET										44,200	
TOTAL MARKET VALUE										233,056	
SOH/AGL Deduction										136,920	
ASSESSED VALUE										96,136	
TOTAL EXEMPTION VALUE										HX HB WX 56,411	
BASE TAXABLE VALUE										39,725	
TOTAL JUST VALUE										233,056	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										216,538	

MISC CC NO VALUE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2226	REMODEL	4,000	08/05/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2447/0955	3/17/2021	QC	U	I	11	100			
GRANTOR:WILKERSON GLADYS									
GRANTEE:WILKERSON GLADYS L/									
0128/0019	6/28/1972	WD	Q	I		12,500			
GRANTOR:GILL A L & VIRGINIA (									
GRANTEE:WILKERSON IRA & GLA									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W1 FEP=[YR=2008] N1 U11 L11 W14 S12 E25\$ W25 S47 FOP=[YR=1993] S8 E12N8 W12 \$ E12 S4 E14 N51 \$ PTR=E15 FUS=[YR=1993] E26 S16 W26 N16 \$ W15 \$.									