BLK 2 PT LOT 1
JEHU BOOTHE SURVEY PBK 1/29
IN OR 2722/1236

DALE JOSEPH E
45284 DIXIE AVE
CALLAHAN, FL 32011

2026

29-2N-25-3120-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

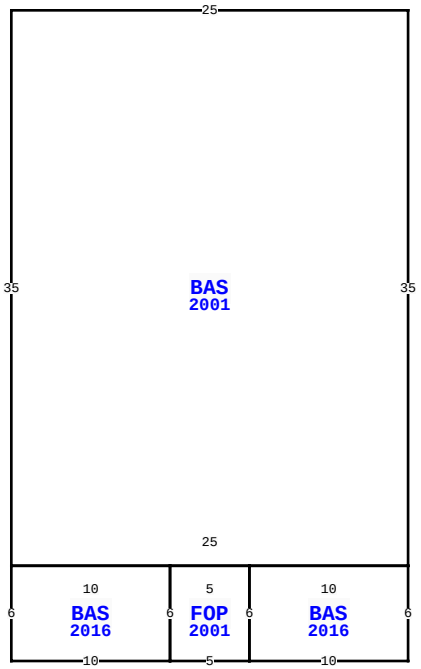
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	2001	875	102,060
BAS	60	100	2016	60	6,998
BAS	60	100	2016	60	6,998
FOP	30	30	2001	9	1,050
TOTALS	1,025			1,004	117,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,004	125.8740	132.17	132,699	2001	2001	0	0	0	11.75	88.25

1 SINGLE FAM 100% - 2025 Heated Area: 995 HX Base Yr 2025



45284 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		117,107
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		74,256
TOTAL MARKET VALUE		191,363
SOH/AGL Deduction		0
ASSESSED VALUE		191,363
TOTAL EXEMPTION VALUE	HX HB WX DX	61,411
BASE TAXABLE VALUE		129,952
TOTAL JUST VALUE		191,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 128	REPAIR/RRF	2,000	02/15/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/1236	7/01/2024	WD	Q	I	02	225,000
GRANTOR: EQUIFIRST PROPERTIES						
GRANTEE: DALE JOSEPH E						
2622/1469	1/16/2023	QC	U	I	11	100
GRANTOR: 45284 DIXIE AVE LAND						
GRANTEE: EQUIFIRST PROPERTIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W25 S35 BAS=[YR=2016] S6 E10 FOP=[YR=2001] E5
BAS=[YR=2016] E10 N6 W10 S6$ N6 W5 S6$ N6 W10$ E25 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	50.00	144.00	50.00	FF		1.00	1.00	1.00	680.00	680.00	34,000							
2	000100	C	RES	100	0006	MU	74.00	44.00	74.00	FF		1.00	1.00	0.80	680.00	544.00	40,256							

REVIEW DATE 07/13/2023 BY KWX Total Acres: 0.00 Total Land Value: 74,256 Market: 0 Agricultural: 0 Common: 74,256 PRINTED 07/09/2026 BY SYS