

DIXIE DREAM STARTERS LLC
44449 WOODRIDGE DR
CALLAHAN, FL 32011

33-2N-25-0000-0012-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY									
Exterior Wall		25	MOD METAL 100							1701	04	2,914	92.8720	138.61	403,910	2025	2025	0	0	0	0.00	100.00	VALUATION BY STANDARD									
Roof Structur		04	WOOD TRUSS 100							1 OFFICE 0% - 2026													Heated Area: 2800 HX Base Yr									
Roof Cover		12	MODULAR MT 100							15 1																						

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