

HAILEY MAE/CHEAVERS FRANK ET AL
45875 DIXIE AVE
CALLAHAN, FL 32011

49-2N-25-4160-0010-0040

BUILDING CHARACTERISTICS

ELEMENT CD

CONSTRUCTION

Exterior Wall

04

SINGLE SID 100

Roof Structure

03

GABLE/HIP 100

Roof Cover

01

MINIMUM 100

Interior Wall

04

PLYWOOD 100

Interior Floor

08

SHT VINYL 100

Air Condition

01

NONE 100

Heating Type

01

NONE 100

Bedrooms

3 100

Bathrooms

1 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0 100

BUD8 Adjustme

06

DIST 1D 100

Occupancy

00

NONE 100

Quality

01

Quality Level 01

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8026.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

880

100

1993

880

14,550

FOP

15

30

1993

4

66

TOTALS

895

884

14,616

EXTRA FEATURES

45249 PICKETT ST, CALLAHAN

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

LAND DESCRIPTION

TOTAL OB/XF

0

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

0

0006

OR

0.00

0.00

1.06

AC

1.00

1.00

0.50

50,000.00

25,000.00

26,500

REVIEW DATE

04/01/2026

BY

TWA

Total Acres:

1.06

Total Land Value:

26,500

Market:

0

Agricultural:

0

Common:

26,500

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MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT AP NORM % COND

0100 01 884 78.7320 82.67 73,080 1967 1967 0 0 60 36.50 20.00

1 SINGLE FAM 0% - 0 Heated Area: 880 HX Base Yr

BAS 1993

FOP 1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 6 Tax Dist:

BUILDING MARKET VALUE 25,055

TOTAL MARKET OB/XF VALUE 0

TOTAL LAND VALUE - MARKET 26,500

TOTAL MARKET VALUE 51,555

SOH/AGL Deduction 0

ASSESSED VALUE 51,555

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 51,555

TOTAL JUST VALUE 51,555

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 71,756

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S22 E22 FOP=[YR=1993] S3 E5 N3W5\$ E18 N22\$.

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