PT W1/2 OF SEC 1-1N-24E
IN OR 2218/955 BEING EXHIBIT A
ESMTS IN OR 284/256 &

G&H LAND & TIMBER INVESTMENTS LLC
PO BOX 1694
CALLAHAN, FL 32011

2023

01-1N-24-0000-0002-0220

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

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

44230 SANDY FORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	33,360
TOTAL LAND VALUE - MARKET	251,360
TOTAL MARKET VALUE	284,720
SOH/AGL Deduction	34,228
ASSESSED VALUE	250,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,492
TOTAL JUST VALUE	284,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2218/0955	8/03/2018	WD	U	I	30	435,000

GRANTOR: HIGGINBOTHAM NAOMI I

GRANTEE: G&H LAND & TIMBER I

BUILDING NOTES

BUILDING DIMENSIONS

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
1	0937	WELL	0	0	0	0	2.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	12,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	
3	0205	BARN MTL 3	0	0	80	80	6,400.00	SF	12.00	12.00	100	1985	1985	3	20	15,360	

LAND DESCRIPTION

TOTAL OB/XF 33,360

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	009900	C	AC NON-AG	0			0.00	0.00	31.42	AC		1.00	1.00	1.00	8,000.00	8,000.00	251,360							

REVIEW DATE 07/15/2021 BY TWA Total Acres: 31.42 Total Land Value: 251,360 Market: 0 Agricultural: 0 Common: 251,360 PRINTED 08/02/2023 BY SYS