IN OR 1547/1047

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2023

01-1N-24-0000-0003-0310

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8601	COUNTY VACANT	
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

ROLLING HILL LN, CALLAHAN

BLD DATE		LGL DATE	05/24/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		224,100
TOTAL MARKET VALUE		224,100
SOH/AGL Deduction		124,674
ASSESSED VALUE		99,426
TOTAL EXEMPTION VALUE	03	99,426
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		224,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1047	1/23/2008	WD	U	V	03	100

GRANTOR: HIGGINBOTHAM NORWOOD

GRANTEE: NASSAU COUNTY

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

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	008600	C	COUNTY	0		OR	0.00	0.00	14.94	AC		1.00	1.00	1.00	15,000.00	15,000.00	224,100							

REVIEW DATE 05/24/2023 BY MLU Total Acres: 14.94 Total Land Value: 224,100 Market: 0 Agricultural: 0 Common: 224,100 PRINTED 08/02/2023 BY SYS