

IN OR 2022/1462
(EX OR 307/156)

COOK FAMILY CLEGG RANCH LLC
PO BOX 87
CALLAHAN, FL 32011-0087

2023

01-2N-24-0000-0004-0000



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	PAGE 1 of 1 6										
																	VALUATION BY STANDARD										
																	Tax Group: 6 Tax Dist:										
																	BUILDING MARKET VALUE 0										
																	TOTAL MARKET OB/XF VALUE 0										
																	TOTAL LAND VALUE - MARKET 557,500										
																	TOTAL MARKET VALUE 52,010										
																	SOH/AGL Deduction 0										
																	ASSESSED VALUE 52,010										
																	TOTAL EXEMPTION VALUE 0										
																	BASE TAXABLE VALUE 52,010										
																	TOTAL JUST VALUE 557,500										
																	NCON VALUE 0										
																	INCOME VALUE										
																	PREVIOUS YEAR MKT VALUE 0										
DOR CODE 5600					TIMBERLAND 70-79																						
MAP NUM					MKT AREA												08										
NEIGHBORHOOD/LOC					8001.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
TOTALS					LIVE OAK CHURCH RD, CALLAHAN												05/19/2023 MLU										
EXTRA FEATURES																											
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	006000	A	PAST1/HAY	0		OR	0.00	0.00	49.00	AC		1.00	1.00	1.00	440.00	440.00	21,560										
2	005902	A	HARDWOOD SI	0			0.00	0.00	174.00	AC		1.00	1.00	1.00	175.00	175.00	30,450										
3	009910	M	MKT. VAL. AG	0			0.00	0.00	223.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	557,500										
REVIEW DATE 05/19/2023 BY MLU Total Acres: 223.00 Total Land Value: 52,010 Market: 557,500 Agricultural: 52,010 Common: 0 PRINTED 08/02/2023 BY SYS																											