PT OF LOT 1368 IN OR 1624/701
& PT OF LOT 1363
IN OR 2219/1023

CARTER JEFFREY & KATHY
34148 HONEYBEE LANE
CALLAHAN, FL 32011

2023

02-1N-24-2180-1368-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	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

34134 HONEYBEE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,800
TOTAL MARKET VALUE	40,800
SOH/AGL Deduction	10,933
ASSESSED VALUE	29,867
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,867
TOTAL JUST VALUE	40,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018525	ADDITION	79,776	12/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2219/1023	8/23/2018	QC	U	V	11	100
GRANTOR: RAYDIENT LLC ET AL						
GRANTEE: CARTER JEFFREY & KA						
1624/0701	4/02/2009	QC	U	V	11	100
GRANTOR: HIGGINBOTHAM PATRICIA						
GRANTEE: CARTER JEFFREY & KA						

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.70	AC		1.00	1.00	0.80	30,000.00	24,000.00	40,800							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 1.70 Total Land Value: 40,800 Market: 0 Agricultural: 0 Common: 40,800 PRINTED 08/02/2023 BY SYS