TRACT 1 EX S-1
IN OR 854/58
EX R/W IN OR 222/99

BAKER SUSAN B
PO BOX 343
CALLAHAN, FL 32011-0343

2023

03-1N-25-2750-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

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

CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,435
TOTAL LAND VALUE - MARKET	24,500
TOTAL MARKET VALUE	32,935
SOH/AGL Deduction	5,498
ASSESSED VALUE	27,437
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,437
TOTAL JUST VALUE	32,935
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0854/0058	10/29/1998	QC	U	V	06	100
GRANTOR: BAKER JOHN GARY						
GRANTEE: BAKER SUSAN B						
0452/0297	4/01/1985	WD	Q	V		8,000
GRANTOR:						
GRANTEE:						

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	0803	ASPHALT C	0	0	135	8	1,080.00	SF	2.00	2.00	100	1980	1980	3	50	1,080	
2	0811	CONCRETE B	0	0	72	12	864.00	SF	5.20	5.20	100	1980	1980	3	35	1,572	
3	0461	IRON FENCE	0	0	24	5	120.00	SF	8.50	8.50	100	1980	1980	3	49	500	
4	1127	BRICK 8"	0	0	14	5	70.00	SF	11.00	11.00	100	1980	1980	3	75	578	
5	1127	BRICK 8"	0	0	0	0	163.00	SF	11.00	11.00	100	1980	1980	3	75	1,345	
6	0812	CONCRETE C	0	0	40	60	2,400.00	SF	4.00	4.00	100	1980	1980	3	35	3,360	

LAND DESCRIPTION

TOTAL OB/XF 8,435

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	0.70	AC		1.00	1.00	1.00	35,000.00	35,000.00	24,500							

REVIEW DATE 09/28/2020 BY KBA Total Acres: 0.70 Total Land Value: 24,500 Market: 0 Agricultural: 0 Common: 24,500 PRINTED 08/02/2023 BY SYS