TRACT 3 (EX PT IN OR 430/20)
IN OR 2508/1399
CRAVEY SUB UNR

BROWN VERLON M & HALEY M
85362 JOANN ROAD
YULEE, FL 32097

2023

03-1N-25-2750-0003-0000

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

54310 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	12,000
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	47,000
SOH/AGL Deduction	250
ASSESSED VALUE	46,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,750
TOTAL JUST VALUE	47,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001432	CO ISSUED	0	03/01/2023
22004742	NEW CONSTR	409,905	03/28/2022
B15483	NEW CONSTR	0	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2508/1399	10/27/2021	WD	U	I	11	100
GRANTOR: RITTER ROBYN L F/K/A						
GRANTEE: BROWN VERLON M & HA						
1207/1153	2/11/2004	WD	U	I	01	42,500
GRANTOR: BROWN ELMEDA H L/E						
GRANTEE: BROWN ROBYN L						

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
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1983	1983	3	100	6,000	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1983	1983	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/21/2022 BY KW Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS