LOT 35
PT OF OR 231 PG 7
PINE KNOLL SUB PB 4/5

RANSOM ROBERT A
54194 CHARLES STREET
CALLAHAN, FL 32011

2023

04-1N-25-2800-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8029.00		

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

CHARLES ST, 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	0
TOTAL LAND VALUE - MARKET	12,250
TOTAL MARKET VALUE	12,250
SOH/AGL Deduction	2,449
ASSESSED VALUE	9,801
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,801
TOTAL JUST VALUE	12,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/1980	6/06/2023	FJ	U	I	11	0
GRANTOR: BROWNING LINDA EST						
GRANTEE: RANSOM ROBERT A						
2646/1851	6/06/2023	FJ	U	V	11	0
GRANTOR: BROWNING WILLIAM G ES						
GRANTEE: BROWNING LINDA EST						

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	000000	C	VAC RES	0	0005	RM	75.00	205.00	0.35	AC		1.00	1.00	1.00	35,000.00	35,000.00	12,250							

REVIEW DATE 05/11/2022 BY KBA Total Acres: 0.35 Total Land Value: 12,250 Market: 0 Agricultural: 0 Common: 12,250 PRINTED 08/02/2023 BY SYS