SE1/4 OF SW1/4
S1/2 OF SE1/4 BEING PARCEL 2
IN OR 2522/1033

HAGAN HEATHER
451541 SR 200
CALLAHAN, FL 32011

2023

04-2N-26-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5601	TIMBER 2-3 SI 70-79	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

461779 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/14/2022 DCA
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	315,725
TOTAL MARKET VALUE	84,039
SOH/AGL Deduction	22,429
ASSESSED VALUE	61,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,610
TOTAL JUST VALUE	324,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2522/1033	11/23/2021	WD	U	V	11	100
GRANTOR: FINGAR ROBERT						
GRANTEE: FINGAR ROBERT E & H						
0214/0247	1/01/1976	WD	U	I		100
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
3	0351	CARPORT MT	0	0	20	35	700.00	SF	8.50	8.50	100	2002	2002	3	21	1,250	
4	0351	CARPORT MT	0	0	20	35	700.00	SF	8.50	8.50	100	2002	2002	3	21	1,250	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	72.35	AC		1.00	1.00	1.00	410.00	410.00	29,664							
3	005902	A	HARDWOOD SI	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	175.00	175.00	875							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	77.35	AC		1.00	1.00	1.00	3,500.00	3,500.00	270,725							

REVIEW DATE 07/10/2020 BY KBA Total Acres: 78.35 Total Land Value: 75,539 Market: 270,725 Agricultural: 30,539 Common: 45,000 PRINTED 08/02/2023 BY SYS