S1/2 OF LOT 5
PT OR 1267/1475
EX OR 8/143 R/W

KAST JONATHAN MATTHEW & MARY ELIZABETH
43204 RATLIFF ROAD
CALLAHAN, FL 32011

2023

05-2S-23-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

HORSESHOE CIR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 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	258,240
TOTAL MARKET VALUE	12,060
SOH/AGL Deduction	0
ASSESSED VALUE	12,060
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,060
TOTAL JUST VALUE	258,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2652/188	7/05/2023	QC	U	V	11	100
GRANTOR: KAST JOHN F & LAURA L						
GRANTEE: KAST JONATHAN MATTH						
1267/1475	10/21/2004	QC	U	V	01	100
GRANTOR: KAST WILLOW MAE						
GRANTEE: KAST JOHN F JR & LA						

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	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	175.00	175.00	875							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	27.28	AC		1.00	1.00	1.00	410.00	410.00	11,185							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	32.28	AC		1.00	1.00	1.00	8,000.00	8,000.00	258,240							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 32.28 Total Land Value: 12,060 Market: 258,240 Agricultural: 12,060 Common: 0 PRINTED 08/02/2023 BY SYS