PT OF LOT 81 (S-1)
PT OR 1547/1049
SWALLOWFORK ESTATE PHASE 4

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2023

06-1N-25-199S-0081-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8007.00		

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

CAULKINS DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		9,000
TOTAL MARKET VALUE		9,000
SOH/AGL Deduction		7,052
ASSESSED VALUE		1,948
TOTAL EXEMPTION VALUE	03	1,948
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		9,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1049	1/23/2008	WD	U	V	03	100
GRANTOR: HIGGINBOTHAM NORWOOD						
GRANTEE: NASSAU COUNTY						
1531/0959	10/22/2007	QC	U	V	07	100
GRANTOR: HARRIS JOSEPH & SHERR						
GRANTEE: HIGGINBOTHAM NORWOO						

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	008600	C	COUNTY	0	0005	OR	0.00	0.00	1.00	UT		1.00	1.00	0.30	30,000.00	9,000.00	9,000							

REVIEW DATE 07/26/2022 BY KBA Total Acres: 0.00 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 08/02/2023 BY SYS