

NW1/4 & S1/2 (EX 1-3)
PT OR 2286/1626
EX OR 20/27 & PT OR 246/68

CC FORD INVESTMENTS LLC/SESSIONS LILLIAN CO-TRUSTE
PO BOX 87
CALLAHAN, FL 32011

2023

09-1S-24-0000-0001-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																	
																	VALUATION BY STANDARD																	
																	Tax Group: 6						Tax Dist:											
																	BUILDING MARKET VALUE						0											
																	TOTAL MARKET OB/XF VALUE						0											
																	TOTAL LAND VALUE - MARKET						1,143,325											
																	TOTAL MARKET VALUE						151,550											
																	SOH/AGL Deduction						0											
																	ASSESSED VALUE						151,550											
																	TOTAL EXEMPTION VALUE						0											
																	BASE TAXABLE VALUE						151,550											
DOR CODE					5600							TIMBERLAND 70-79																						
MAP NUM												MKT AREA 08																						
NEIGHBORHOOD/LOC					8001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																		
EXTRA FEATURES					FORD RD, BRYCEVILLE												BLD DATE XF DATE INC DATE																	
L N	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	05/19/2023 MLU																		
																	SALES DATA																	
																	OFF RECORD Number				DATE				TYPE INST		Q / V I		RSN CD		SALE PRICE			
																	2286/1626				7/02/2019				WD Q		I		05		2,859,300			
																	GRANTOR: REV INTER VIVOS TRUST																	
																	GRANTEE: CC FORD INVESTMENTS																	
																	2139/0917				7/12/2017				SW U		V		11		100			
																	GRANTOR: ALLEN VIOLA																	
																	GRANTEE: REVOCABLE INTER VIV																	
																	BUILDING NOTES																	
																	BUILDING DIMENSIONS																	
LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	304.33	AC		1.00	1.00	1.00	410.00	410.00	124,775																	
2	005902	A	HARDWOOD SI	0			0.00	0.00	153.00	AC		1.00	1.00	1.00	175.00	175.00	26,775																	
3	009910	M	MKT. VAL. AG	0			0.00	0.00	457.33	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,143,325																	
REVIEW DATE 05/19/2023 BY MLU Total Acres: 457.33 Total Land Value: 151,550 Market: 1,143,325 Agricultural: 151,550 Common: 0 PRINTED 08/02/2023 BY SYS																																		