LOT 3
IN OR 2095/1430
CHURCH ROAD EST PB 7/301

SMITH ALLISON/HARTSFIELD RICKY
54100 CHURCH RD
CALLAHAN, FL 32011

2023

10-1N-25-022H-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

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

CHURCH RD, 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	82,250
TOTAL MARKET VALUE	82,250
SOH/AGL Deduction	30,640
ASSESSED VALUE	51,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,610
TOTAL JUST VALUE	82,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2095/1430	1/04/2017	WD	U	V	11	100
GRANTOR: HURSEY JASON & JULIE						
GRANTEE: SMITH ALLISON & RIC						
1509/1261	7/02/2007	WD	U	V	19	208,600
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: HURSEY JASON & JULI						

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	000115	C	SFR ACRES	0			0.00	0.00	2.35	AC		1.00	1.00	1.00	35,000.00	35,000.00	82,250							

REVIEW DATE 08/21/2020 BY KBA Total Acres: 2.35 Total Land Value: 82,250 Market: 0 Agricultural: 0 Common: 82,250 PRINTED 08/02/2023 BY SYS