PT OF LOTS 15 18 & 31
PT OR 679 PG 1395
EX R/W PT OR 1041/1458

WONG PETER
447078 US HWY 301
CALLAHAN, FL 32011

2023

11-1N-24-2180-0015-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8005.00		

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

US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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	88,800
TOTAL MARKET VALUE	88,800
SOH/AGL Deduction	25,873
ASSESSED VALUE	62,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,927
TOTAL JUST VALUE	88,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2513/1010	11/09/2021	QC	U	V	11	100
GRANTOR: ARMOGAN SHYRAZ						
GRANTEE: WONG PETER						
2499/1850	9/23/2021	QC	U	V	11	100
GRANTOR: LAKHAM ANDREW						
GRANTEE: WONG PETER						

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		OR	0.00	0.00	2.96	AC		1.00	1.00	1.00	30,000.00	30,000.00	88,800							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 2.96 Total Land Value: 88,800 Market: 0 Agricultural: 0 Common: 88,800 PRINTED 08/02/2023 BY SYS