LOTS 32 33 48 & 49
PT OR 1279/1488-1493
TOWN OF CRAWFORD

THOMAS CREEK PLANTATION LTD
PO BOX 5001
CALLAHAN, FL 32011

2023

11-1N-24-2180-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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	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	320,000
TOTAL MARKET VALUE	14,755
SOH/AGL Deduction	0
ASSESSED VALUE	14,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,755
TOTAL JUST VALUE	320,000
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
1279/1491	12/09/2004	WD	U	V	01	100
GRANTOR: TSL REALTY MGMT LLC						
GRANTEE: THOMAS CREEK PLANTA						
1279/1488	12/09/2004	WD	U	V	01	100
GRANTOR: LOBRANO THOMAS S III						
GRANTEE: THOMAS CREEK PLANTA						

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	33.00	AC		1.00	1.00	1.00	410.00	410.00	13,530							
2	005902	A	HARDWOOD SI	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	175.00	175.00	1,225							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	40.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	320,000							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 40.00 Total Land Value: 14,755 Market: 320,000 Agricultural: 14,755 Common: 0 PRINTED 08/02/2023 BY SYS