PT OF LOT 40 (S-6)
LYING EAST OF EASTERLY R/W
LINE OF WOODS LANE

LONG GEORGE A & JANET J
33680 WOODS LANE
CALLAHAN, FL 32011

2023

11-1N-24-2180-0040-0060

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

COWART LN, 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	1,500
TOTAL MARKET VALUE	1,500
SOH/AGL Deduction	401
ASSESSED VALUE	1,099
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,099
TOTAL JUST VALUE	1,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1245/0404	7/13/2004	QC	U	V	08	100

GRANTOR: COWART JACK E

GRANTEE: LONG GEORGE A & JAN

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	0.05	AC		1.00	1.00	1.00	30,000.00	30,000.00	1,500							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 0.05 Total Land Value: 1,500 Market: 0 Agricultural: 0 Common: 1,500 PRINTED 08/02/2023 BY SYS