IN OR 1901/1574
PARCELS 2 2-2 3 4-1 IN SEC 11
4-3 IN SEC 11 & 12 & 1-1 1-2

FLORIDA INFRASTRUCTURE INC
PO BOX 1269
CALLAHAN, FL 32011

2023

11-2N-24-0000-0002-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5901	HARDWOOD SI 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				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

35210 GLORY RD, CALLAHAN

BLD DATE	05/08/2019	KKTW	LGL DATE	
XF DATE	05/08/2019	KK	LAND DATE	05/19/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,837
TOTAL LAND VALUE - MARKET	597,500
TOTAL MARKET VALUE	65,145
SOH/AGL Deduction	5,522
ASSESSED VALUE	59,623
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,623
TOTAL JUST VALUE	611,337
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005106	XFOB	0	08/11/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1901/1574	1/24/2014	WD	U	I	30	1,727,500

GRANTOR: BRANDY BRANCH DAIRY I

GRANTEE: FLORIDA INFRASTRUCT

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
37	0462	ST/AL FNC	0	0	0	0	714.00	SF	10.00	10.00	100	2018	2018	3	90	6,426	
38	0464	FNC GT 10'	0	0	0	0	2.00	UT	525.00	525.00	100	2018	2018	3	95	998	
39	0812	CONCRETE C	0	0	0	0	1,636.00	SF	4.00	4.00	100	2018	2018	3	98	6,413	

LAND DESCRIPTION

TOTAL OB/XF 13,837

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	006005	A	PAST/GRAZE	0			0.00	0.00	113.54	AC		1.00	1.00	1.00	440.00	440.00	49,958							
2	005901	A	HARDWOOD SI	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	225.00	225.00	1,350							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	119.50	AC		1.00	1.00	1.00	5,000.00	5,000.00	597,500							

REVIEW DATE 07/28/2021 BY TWA Total Acres: 119.54 Total Land Value: 51,308 Market: 597,500 Agricultural: 51,308 Common: 0 PRINTED 08/02/2023 BY SYS