PARCEL 11 IN OR 551/530

FLORIDA INFRASTRUCTURE INC
PO BOX 1269
CALLAHAN, FL 32011

**2023**

**11-2N-24-2020-0041-0000**

## NASSAU COUNTY PROPERTY



### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

GLORY RD, 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 | 401,500 |
| TOTAL MARKET VALUE | 29,892 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 29,892 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 29,892 |
| TOTAL JUST VALUE | 401,500 |
| 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 |
|---|---|---|---|---|---|---|
| 1901/1574 | 1/24/2014 | WD | U | I | 30 | 1,727,500 |
| GRANTOR: BRANDY BRANCH DAIRY I | | | | | | |
| GRANTEE: FLORIDA INFRASTRUCT | | | | | | |
| 1834/0098 | 12/24/2012 | WD | Q | I | 05 | 2,000,000 |
| GRANTOR: CITIZENS STATE BANK | | | | | | |
| GRANTEE: BRANDY BRANCH DAIRY | | | | | | |

### 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 | 005901 | A | HARDWOOD SI | 0 | | | 0.00 | 0.00 | 25.30 | AC | | 1.00 | 1.00 | 1.00 | 225.00 | 225.00 | 5,692 | | | | | | | |
| 2 | 006005 | A | PAST/GRAZE | 0 | | | 0.00 | 0.00 | 55.00 | AC | | 1.00 | 1.00 | 1.00 | 440.00 | 440.00 | 24,200 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 80.30 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 401,500 | | | | | | | |

REVIEW DATE 05/19/2023 BY MLU Total Acres: 80.30 Total Land Value: 29,892 Market: 401,500 Agricultural: 29,892 Common: 0 PRINTED 08/02/2023 BY SYS