LOT 1
PT OR 768 PG 36
EX R/W PT OR 1021/1415

BARNES JANETTE M
45 SEA WINDS LANE E
PONTE VEDRA BEACH, FL 32082

2023

12-2N-25-2350-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

601 WHITE OAKS PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	2,250
TOTAL MARKET VALUE	2,250
SOH/AGL Deduction	1,150
ASSESSED VALUE	1,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,100
TOTAL JUST VALUE	2,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22572	ELEC OTHER	0	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0768/0036	8/09/1996	WD	U	V	09	72,000

GRANTOR: MCKENDREE HAROLD E

GRANTEE: BARNES JANETTE M

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	000000	C	VAC RES	0		RS-1	0.00	0.00	1.00	UT		1.00	1.00	0.05	45,000.00	2,250.00	2,250							

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 2,250 Market: 0 Agricultural: 0 Common: 2,250 PRINTED 08/02/2023 BY SYS