LOTS 75,76 & 77
IN OR 2003/397
TOWN OF CRAWFORD S/D IN

FIRST COAST INC
PO BOX 39
YULEE, FL 32041

**2023**

**14-1N-24-2180-0075-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0001 | VAC W/XFOB | |
| MAP NUM | | MKT AREA | 08 |
| 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 | 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 | 500 |
| TOTAL LAND VALUE - MARKET | 15,300 |
| TOTAL MARKET VALUE | 15,800 |
| SOH/AGL Deduction | 3,795 |
| ASSESSED VALUE | 12,005 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 12,005 |
| TOTAL JUST VALUE | 15,800 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 14,270 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2003/0397 | 9/15/2015 | TX | U | I | 11 | 2,600 |
| GRANTOR: TAX COLLECTOR | | | | | | |
| GRANTEE: FIRST COAST INC | | | | | | |
| 0379/0578 | 2/01/1983 | WD | U | I | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0570 | JUNK HOUSE | 0 | 0 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 50 | 1953 | 1953 | 3 | 50 | 500 | |

### LAND DESCRIPTION

TOTAL OB/XF 500

| 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 | 000001 | C | V RS W/XFOB | 0 | | OR | 0.00 | 0.00 | 0.51 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 15,300 | | | | | | | |

REVIEW DATE 06/15/2022 BY TWA Total Acres: 0.51 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 08/02/2023 BY SYS