LOTS 79 & 80
TOWN OF CRAWFORD S/D IN
SEC 14-1N-24E

PICKETT RYAN
3620 VIA DEL MAR RD
FERNANDINA BEACH, FL 32034

2023

14-1N-24-2180-0079-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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	0
TOTAL LAND VALUE - MARKET	6,900
TOTAL MARKET VALUE	6,900
SOH/AGL Deduction	1,390
ASSESSED VALUE	5,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,510
TOTAL JUST VALUE	6,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2295/1473	6/05/2019	PR	U	V	19	100
GRANTOR: PICKETT RYAN PR OF PI						
GRANTEE: PICKETT RYAN						
1882/0088	12/15/2011	WD	U	V	30	100
GRANTOR: PICKETT LORRAINE B TR						
GRANTEE: PICKETT CHARLES A						

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	0004	OR	0.00	0.00	0.23	AC		1.00	1.00	1.00	30,000.00	30,000.00	6,900							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 0.23 Total Land Value: 6,900 Market: 0 Agricultural: 0 Common: 6,900 PRINTED 08/02/2023 BY SYS