PT OF LOTS 479 480 & 1165
IN OR 1110/1977
TOWN OF CRAWFORD

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2023

14-1N-24-2180-0479-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8601	COUNTY 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		35,100
TOTAL MARKET VALUE		35,100
SOH/AGL Deduction		19,527
ASSESSED VALUE		15,573
TOTAL EXEMPTION VALUE	03	15,573
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		35,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		31,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1110/1977	1/31/2003	WD	U	V	06	100

GRANTOR: R J ENTERPRISES OF FL

GRANTEE: BOARD OF COUNTY COM

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	008600	C	COUNTY	0		OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	30,000.00	30,000.00	35,100							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 1.17 Total Land Value: 35,100 Market: 0 Agricultural: 0 Common: 35,100 PRINTED 08/02/2023 BY SYS