

PT LOTS 480 & 1165 IN
OR 1711/194 (EX PT IN
OR 1711/187)

STATE OF FLORIDA DOT
1109 S MARION AVE MS 2020
LAKE CITY, FL 32025-5874

2023

14-1N-24-2180-0480-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1									
															VALUATION BY STANDARD											
					Tax Group: 6										Tax Dist:											
					BUILDING MARKET VALUE										0											
					TOTAL MARKET OB/XF VALUE										0											
					TOTAL LAND VALUE - MARKET										44,700											
					TOTAL MARKET VALUE										44,700											
					SOH/AGL Deduction										20,901											
					ASSESSED VALUE										23,799											
					TOTAL EXEMPTION VALUE										05 23,799											
					BASE TAXABLE VALUE										0											
DOR CODE					8700					STATE																
MAP NUM										MKT AREA					08											
NEIGHBORHOOD/LOC					8005.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																										
EXTRA FEATURES					US HWY 301, CALLAHAN																					
L N	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									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	008700	C	STATE	0			0.00	0.00	1.49	AC		1.00	1.00	1.00	30,000.00	30,000.00	44,700									
REVIEW DATE 06/13/2023 BY MLU Total Acres: 1.49 Total Land Value: 44,700 Market: 0 Agricultural: 0 Common: 44,700 PRINTED 08/02/2023 BY SYS																										