PT OF NW1/4 OF SEC 14-2N-25E
IN OR 1954/856

SCHEIBE WILLIAM & AMY
55319 MT OLIVE RD
CALLAHAN, FL 32011

2023

14-2N-25-0000-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,186
TOTAL LAND VALUE - MARKET	24,150
TOTAL MARKET VALUE	25,336
SOH/AGL Deduction	8,008
ASSESSED VALUE	17,328
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,328
TOTAL JUST VALUE	25,336
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1954/0856	12/28/2014	QC	U	V	11	100

GRANTOR: MORGAN MARCELLA

GRANTEE: SCHEIBE WILLIAM & A

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

MT OLIVE RD, CALLAHAN

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	0350	CARPORT WD	0	0	24	24	576.00	SF	9.36	9.36	100	2003	2003	3	22	1,186	

LAND DESCRIPTION

TOTAL OB/XF 1,186

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		OR	0.00	0.00	0.69	AC		1.00	1.00	1.00	35,000.00	35,000.00	24,150							

REVIEW DATE 06/16/2020 BY KBA Total Acres: 0.69 Total Land Value: 24,150 Market: 0 Agricultural: 0 Common: 24,150 PRINTED 08/02/2023 BY SYS