LOTS 1198,1212,1213,1214,1215,
1216,1228 & PT ST'S ABND BY
RES 1988-66 IN OR 1980/1912

STERN JUSTIN D
32422 FOX DEN LANE
CALLAHAN, FL 32011

2023

15-1N-24-2180-1198-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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

32397 FOX DEN LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 DCA
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	165,196
TOTAL LAND VALUE - MARKET	356,150
TOTAL MARKET VALUE	197,537
SOH/AGL Deduction	113,060
ASSESSED VALUE	84,477
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,477
TOTAL JUST VALUE	521,346
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633045	XFOB	0	09/30/2016
B1633111	XFOB	0	09/30/2016
B1633112	XFOB	0	09/30/2016
B1633113	XFOB	0	09/30/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1980/1912	5/18/2015	WD	Q	V	05	233,200
GRANTOR: CRAWFORD RIDGE LLC						
GRANTEE: STERN JUSTIN D						
1893/0621	12/11/2013	WD	Q	V	01	350,000
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: CRAWFORD RIDGE LLC						

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	0681	POLE SHED	0	0	40	55	2,200.00	SF	15.00	15.00	100	2016	2016	3	84	27,720	
2	0681	POLE SHED	0	0	40	55	2,200.00	SF	15.00	15.00	100	2016	2016	3	84	27,720	
3	0680	POLE SHED	0	0	96	36	3,456.00	SF	10.00	10.00	100	2016	2016	3	84	29,030	
4	0681	POLE SHED	0	0	24	36	864.00	SF	15.00	15.00	100	2016	2016	3	84	10,886	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2016	2016	3	100	6,000	
6	0681	POLE SHED	0	0	112	40	4,480.00	SF	15.00	15.00	100	2020	2020	3	95	63,840	

LAND DESCRIPTION

TOTAL OB/XF 165,196

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	550.00	550.00	4,400							
2	006005	A	PAST/GRAZE	0			0.00	0.00	61.23	AC		1.00	1.00	1.00	440.00	440.00	26,941							
3	005010	A	SVCE ACRGE	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	71.23	AC		1.00	1.00	1.00	5,000.00	5,000.00	356,150							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 71.23 Total Land Value: 32,341 Market: 356,150 Agricultural: 32,341 Common: 0 PRINTED 08/02/2023 BY SYS