PT OF LOT 1235 (S-1) &
PT OF LOT 1236 (S-1 & S-2)
IN OR 2303/254

POWELL CARLOS
11936 BETULA RD
JACKSONVILLE, FL 32246

2023

15-1N-24-2180-1235-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

33428 WOODS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	174,375
TOTAL MARKET VALUE	180,375
SOH/AGL Deduction	95,822
ASSESSED VALUE	84,553
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,553
TOTAL JUST VALUE	180,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2303/0254	9/06/2019	WD	Q	I	01	75,000
GRANTOR: KELLEM CHRISTIAN B &						
GRANTEE: POWELL CARLOS						
1200/0831	1/08/2004	WD	U	V	21	77,000
GRANTOR: HIGGINBOTHAM ALBERT &						
GRANTEE: KELLEM CHRISTIAN B						

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
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	15.50	AC		1.00	1.00	0.75	15,000.00	11,250.00	174,375							

REVIEW DATE 05/27/2021 BY TWJH Total Acres: 15.50 Total Land Value: 174,375 Market: 0 Agricultural: 0 Common: 174,375 PRINTED 08/02/2023 BY SYS