LOT 1240 & PT LOT 1251
BEING PARCEL"1" IN OR 2407/48
PT OR 1872/920 MINERAL RIGHTS

LINDSEY JAMES & CHARLEE
PO BOX 855
CALLAHAN, FL 32011

2023

15-1N-24-2180-1240-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
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	05/19/2023 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	168,900
TOTAL MARKET VALUE	8,107
SOH/AGL Deduction	0
ASSESSED VALUE	8,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,107
TOTAL JUST VALUE	168,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2407/0048	10/05/2020	SW	U	V	37	46,200
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: LINDSEY JAMES & CHA						
2283/1392	5/31/2019	MS	U	V	11	0
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: RAYONIER FOREST RES						

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	005400	A	TIMBER 1 SI	0			0.00	0.00	11.26	AC		1.00	1.00	1.00	720.00	720.00	8,107							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	11.26	AC		1.00	1.00	1.00	15,000.00	15,000.00	168,900							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 11.26 Total Land Value: 8,107 Market: 168,900 Agricultural: 8,107 Common: 0 PRINTED 08/02/2023 BY SYS