LOT 1250 IN OR 2298/173 &
PT OF LOT 1257 BEING
PARCEL "2" IN OR 2407/48

LINDSEY JAMES L & CHARLEE R
PO BOX 855
CALLAHAN, FL 32011

2023

15-1N-24-2180-1250-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

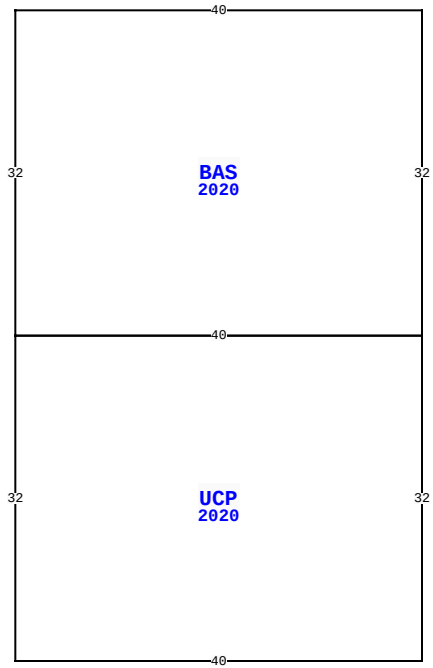
DOR CODE 5400 TIMBERLAND 90+
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1,280	22,843
UCP	1,280	20	256	4,569
TOTALS	2,560		1,536	27,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,536	52.0200	18.21	27,971	2020	2020	0	0	0	2.00	98.00

1 GARAGE RES – 0% - 0 Heated Area: 1280 HX Base Yr



33282 RUSTIC CYPRESS TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2021 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	27,412
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	142,320
TOTAL MARKET VALUE	35,951
SOH/AGL Deduction	0
ASSESSED VALUE	35,951
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,951
TOTAL JUST VALUE	169,732
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6499	TEMP POLE	0	02/16/1990

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						
2298/0173	8/15/2019	QC	U	V	11	100
GRANTOR: QUESENBERRY JOSHUA &						
GRANTEE: LINDSEY JAMES L & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 S32 UCP=[YR=2020] S32 E40 N32 W40$ E40 N32$.

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	0007	OR	0.00	0.00	11.86	AC		1.00	1.00	1.00	720.00	720.00	8,539							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	11.86	AC		1.00	1.00	0.80	15,000.00	12,000.00	142,320							

REVIEW DATE 01/04/2022 BY TWX Total Acres: 11.86 Total Land Value: 8,539 Market: 142,320 Agricultural: 8,539 Common: 0 PRINTED 08/02/2023 BY SYS