PT GOVT LOTS 1 2 & 3
IN OR 1261/1598
(EX 1-4 1-5 1-7 1-8 1-9 1-15

THOMAS FAMILY TRUST/THOMAS WAYNE R TRUSTEE
55051 MOSQUITO TRAIL
CALLAHAN, FL 32011

2023

15-2N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

JEWEL THOMAS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	201,670
TOTAL MARKET VALUE	20,164
SOH/AGL Deduction	0
ASSESSED VALUE	20,164
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,164
TOTAL JUST VALUE	201,670
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952082	NEW CONSTR	100,000	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1261/1598	9/01/2004	PR	U	V	01	100

GRANTOR: THOMAS SIDNEY P/R
GRANTEE: THOMAS FAMILY TRUST

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	31.00	AC		1.00	1.00	1.00	410.00	410.00	12,710							
2	005700	A	TIMBER 4 SI	0			0.00	0.00	26.62	AC		1.00	1.00	1.00	280.00	280.00	7,454							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	57.62	AC		1.00	1.00	1.00	3,500.00	3,500.00	201,670							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 57.62 Total Land Value: 20,164 Market: 201,670 Agricultural: 20,164 Common: 0 PRINTED 08/02/2023 BY SYS