PT NE1/4 OF SEC 17-2N-25E
IN OR 471/299 LYING SOUTH OF
OR 2398/179

WAGNER PAUL R & CONSTANCE M
45030 LAUREL LANE
CALLAHAN, FL 32011

2023

17-2N-25-0000-0003-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5401	TIMBER 2-1 SI 90+	
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

LAUREL LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2021 MF
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	66,600
TOTAL MARKET VALUE	2,923
SOH/AGL Deduction	0
ASSESSED VALUE	2,923
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,923
TOTAL JUST VALUE	66,600
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
0471/0299	10/15/1985	WD	U	V		35,000

GRANTOR: HIGGINBOTHAM ORIS W E

GRANTEE: WAGNER PAUL R & CON

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	005401	A	TIMB2-1 SI	0			0.00	0.00	3.70	AC		1.00	1.00	1.00	790.00	790.00	2,923							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	3.70	AC		1.00	1.00	1.00	18,000.00	18,000.00	66,600							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.70 Total Land Value: 2,923 Market: 66,600 Agricultural: 2,923 Common: 0 PRINTED 08/02/2023 BY SYS