PT OF UNNUMBERED LOT NW OF
CNTY RD IN OR 1792/231
(EX PT IN OR 1334/781)

JAMES ANNETTE S
PO BOX 620397
OVIEDO, FL 32762

2023

17-2N-25-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

PETREE 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	35,000
TOTAL MARKET VALUE	35,000
SOH/AGL Deduction	13,039
ASSESSED VALUE	21,961
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,961
TOTAL JUST VALUE	35,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P10942	OTHER	0	04/01/2006
M11272	MECH OTHER	0	03/01/2006
B17031	MH MOVE-ON	1,950	01/01/2006
WE00428	OTHER	0	12/01/2005
11130	CHNGE SRVC	0	05/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1792/0231	5/04/2012	QC	U	V	11	100
GRANTOR: SAVLARMAR ACRES LLC						
GRANTEE: JAMES ANNETTE S						
1770/1202	12/16/2011	QC	U	V	11	100
GRANTOR: JAMES ANNETE S						
GRANTEE: SAVLAMAR ACRES LLC						

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/10/2022 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS