PT OF LOTS 20 & 21 (S18-2)
IN OR 993/1548
CALLAHAN HEIGHTS PB 0/30

BELL JOANN
PO BOX 52
CALLAHAN, FL 32011-0052

**2023**

**18-2N-25-3000-0020-0182**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 6000 | PASTURELAND 1 | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

ZIDELL RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 07/27/2023 DC |
| 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 | 80,640 |
| TOTAL MARKET VALUE | 2,580 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 2,580 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,580 |
| TOTAL JUST VALUE | 80,640 |
| 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 |
|---|---|---|---|---|---|---|
| 0993/1548 | 6/22/2001 | PR | U | V | 01 | 100 |

GRANTOR: REECE JEAN P/R

GRANTEE: BELL JOANN

### 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 | 006000 | A | PAST1/HAY | 0 | | OR | | | 1.75 | AC | | 1.00 | 1.00 | 1.00 | 440.00 | 440.00 | 770 | | | | | | | |
| 2 | 005500 | A | TIMBER 2 SI | 0 | | OR | 0.00 | 0.00 | 3.29 | AC | | 1.00 | 1.00 | 1.00 | 550.00 | 550.00 | 1,810 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 5.04 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 80,640 | | | | | | | |

REVIEW DATE 07/27/2023 BY DC Total Acres: 5.04 Total Land Value: 2,580 Market: 80,640 Agricultural: 2,580 Common: 0 PRINTED 08/02/2023 BY SYS