IN OR 2103/318

WILLIAMS CECIL DAVID JR/WILLIAMS KAYA ET AL
45467 HILL RD
CALLAHAN, FL 32011

2023

19-2N-25-0000-0005-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

45467 HILL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	5,950
TOTAL MARKET VALUE	17,950
SOH/AGL Deduction	0
ASSESSED VALUE	17,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,950
TOTAL JUST VALUE	17,950
NCON VALUE	12,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E006675	CHNGE SRVC	0	03/01/2000
R970577	REPAIR/RRF	4,504	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2103/0318	2/10/2015	QC	U	I	11	100
GRANTOR: WILLIAMS PATRICIA						
GRANTEE: WILLIAMS CECIL DAVI						
1962/0105	2/10/2015	QC	U	I	11	100
GRANTOR: WILLIAMS PATRICIA						
GRANTEE: WILLIAMS CECIL DAVI						

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
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1969	1969	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1969	1969	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000001	C	V RS W/XFOB	0	0005	OR	0.00	0.00	0.17	AC		1.00	1.00	1.00	35,000.00	35,000.00	5,950							

REVIEW DATE 10/12/2022 BY KW Total Acres: 0.17 Total Land Value: 5,950 Market: 0 Agricultural: 0 Common: 5,950 PRINTED 08/02/2023 BY SYS