IN SW1/4 OF SE1/4 OF NE1/4
OR 828/1575 EX 17-2

ELEBY DAVID EST
PO BOX 657
CALLAHAN, FL 32011-0657

2023

19-2N-25-0000-0017-0000

NASSAU COUNTY PROPERTY

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

HILL 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	12,152
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	47,152
SOH/AGL Deduction	20,440
ASSESSED VALUE	26,712
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,712
TOTAL JUST VALUE	47,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0828/1575	4/06/1998	WD	U	V	06	100
GRANTOR: BLAKELY CHARLES E						
GRANTEE: ELEBY DAVID						
0801/0272	9/17/1997	PR	U	V		0
GRANTOR: ORDER OF SUMMARY ADMI						
GRANTEE: BLAKELY CHARLES E						

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
1	0940	SHEDS/PORT	0	0	12	36	432.00	SF	30.00	30.00	100	2018	2018	3	86	11,146	
2	0810	CONCRETE A	0	0	0	0	158.00	SF	6.50	6.50	100	2018	2018	3	98	1,006	

LAND DESCRIPTION

TOTAL OB/XF 12,152

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 05/18/2022 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS