

PT OF SW1/4
IN OR 1560/805

HARRIS FRANK L REVOC TRUST/HARRIS FRANK L TRUSTEE
450291 OLD DIXIE HWY
CALLAHAN, FL 32011

2023

19-2N-25-0000-0033-0170



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6													
																	VALUATION BY STANDARD													
DOR CODE		5400			TIMBERLAND 90+												Tax Group: 6 Tax Dist:													
MAP NUM					MKT AREA 08												BUILDING MARKET VALUE 0													
NEIGHBORHOOD/LOC		8001.00															TOTAL MARKET OB/XF VALUE 0													
AREA TYPE		TOTAL GROSS AREA			PCT OF BASE			TOT ADJ AREA			SUBAREA MARKET VALUE			TOTAL LAND VALUE - MARKET 189,300																
														TOTAL MARKET VALUE 7,163																
														SOH/AGL Deduction 0																
														ASSESSED VALUE 7,163																
														TOTAL EXEMPTION VALUE 0																
														BASE TAXABLE VALUE 7,163																
														TOTAL JUST VALUE 189,300																
														NCON VALUE 0																
														INCOME VALUE																
														PREVIOUS YEAR MKT VALUE 0																
TOTALS																														
EXTRA FEATURES					BY PASS RD, CALLAHAN												BLD DATE LGL DATE 05/19/2023 MLU													
L N	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	005400	A	TIMBER 1 SI			0		OR	0.00	0.00	9.09	AC	1.00	1.00	1.00	720.00	720.00	6,545												
2	005902	A	HARDWOOD SI			0			0.00	0.00	3.53	AC	1.00	1.00	1.00	175.00	175.00	618												
3	009910	M	MKT. VAL. AG			0			0.00	0.00	12.62	AC	1.00	1.00	1.00	15,000.00	15,000.00	189,300												
REVIEW DATE		05/19/2023			BY		MLU		Total Acres: 12.62			Total Land Value: 7,163			Market: 189,300			Agricultural: 7,163			Common: 0			PRINTED 08/02/2023 BY SYS						