IN OR 777 PG 697
EX R/W OR 677/248

ROBERTS RAYMOND & GENNETHE
PO BOX 973
CALLAHAN, FL 32011-0973

2023

19-2N-25-0000-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

MORGAN CIR, 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	24,692
TOTAL MARKET VALUE	24,692
SOH/AGL Deduction	6,024
ASSESSED VALUE	18,668
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,668
TOTAL JUST VALUE	24,692
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0777/0697	11/20/1996	WD	U	V	01	100
GRANTOR: BROCK MARY ANN						
GRANTEE: ROBERTS RAYMOND & G						
0777/0695	11/20/1996	WD	U	V	06	100
GRANTOR: MORGAN EDMOND						
GRANTEE: BROCK MARY ANN						

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	0.83	AC		1.00	1.00	0.85	35,000.00	29,750.00	24,692							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.83 Total Land Value: 24,692 Market: 0 Agricultural: 0 Common: 24,692 PRINTED 08/02/2023 BY SYS