PT SE1/4 OF SW1/4
SEC 19-2N-25E IN OR 2579/1229
(EX PT IN OR 2579/1226)

KOEHLER COLLEEN
45317 MORGAN CIR
CALLAHAN, FL 32011

2023

19-2N-25-0000-0053-0000

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

45317 MORGAN CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

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	42,000
TOTAL MARKET VALUE	54,000
SOH/AGL Deduction	0
ASSESSED VALUE	54,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,000
TOTAL JUST VALUE	54,000
NCON VALUE	12,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,000

DW/MH ID: LOHGA10022179(A/B) _ RP: 12859197 & 1285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013055	CO ISSUED	0	01/30/2023
22013055	MH MOVE-ON	0	08/25/2022
21015638	DEMOLITION	4,000	11/10/2021
6188	XFOB	1,904	01/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2579/1229	7/14/2022	WD	Q	V	01	70,000
GRANTOR: FIRST COAST INC						
GRANTEE: KOEHLER COLLEEN						
2579/1226	7/14/2022	QC	U	V	11	100
GRANTOR: FIRST COAST INC						
GRANTEE: NASSAU COUNTY						

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
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	1960		100	6,000	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	1960		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		OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	35,000.00	35,000.00	42,000							

REVIEW DATE 07/20/2023 BY KW Total Acres: 1.20 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 08/02/2023 BY SYS