PT GOVT LOT 2 OF SEC 19-2N-25E
IN OR 1435/1065

WALKER COREY
45010 JOHNSON RD
CALLAHAN, FL 32011

**2023**

**19-2N-25-0000-0067-0000**

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

45099 COLSON 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 | 6,000 |
| TOTAL LAND VALUE - MARKET | 5,600 |
| TOTAL MARKET VALUE | 11,600 |
| SOH/AGL Deduction | 2,140 |
| ASSESSED VALUE | 9,460 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 9,460 |
| TOTAL JUST VALUE | 11,600 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 8,600 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1435/1065 | 8/07/2006 | QC | U | I | 06 | 2,000 |
| GRANTOR: DENSON ROBERT LEE | | | | | | |
| GRANTEE: WALKER COREY | | | | | | |
| 1074/1720 | 8/14/2002 | QC | U | I | 01 | 100 |
| GRANTOR: MOSS MARY LEE & PAUL | | | | | | |
| GRANTEE: DENSON JUANITA F & | | | | | | |

### 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 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1950 | 1950 | 3 | 100 | 6,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 6,000

| 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 | | RM | 0.00 | 0.00 | 0.16 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 5,600 | | | | | | | |

REVIEW DATE 09/28/2020 BY KBA Total Acres: 0.16 Total Land Value: 5,600 Market: 0 Agricultural: 0 Common: 5,600 PRINTED 08/02/2023 BY SYS