IN OR 1372/682
EX 102-7

JAMES CARLTON
PO BOX 620397
OVIEDO, FL 32762

2023

19-2N-25-0000-0102-0000

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

WHITFIELD RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	101,850
TOTAL MARKET VALUE	101,850
SOH/AGL Deduction	39,987
ASSESSED VALUE	61,863
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,863
TOTAL JUST VALUE	101,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1587/1617	10/02/2008	QC	U	I	07	100
GRANTOR: JONES NEDRA (BENEFICI						
GRANTEE: G & H LAND DEV LLC						
1587/1613	10/02/2008	WD	U	I	07	100
GRANTOR: JONES JAMES G (BENEFI						
GRANTEE: G & H LAND DEV LLC						

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	0005	OR	0.00	0.00	2.91	AC		1.00	1.00	1.00	35,000.00	35,000.00	101,850							

REVIEW DATE 02/10/2022 BY KBA Total Acres: 2.91 Total Land Value: 101,850 Market: 0 Agricultural: 0 Common: 101,850 PRINTED 08/02/2023 BY SYS