PT GOVT LOT 2 OF SEC 19-2N-25E
IN OR 2276/769 BEING PARCEL B

DAVIS & DAVIS ENTERPRISES INC
PO BOX 387
MACCLENNY, FL 32063

2023

19-2N-25-0000-0144-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7002.00		

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

US HWY 1, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	118,480
TOTAL MARKET VALUE	118,480
SOH/AGL Deduction	59,344
ASSESSED VALUE	59,136
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,136
TOTAL JUST VALUE	118,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2276/0769	5/22/2019	WD	U	V	11	100
GRANTOR: DAVIS & DAVIS LLP						
GRANTEE: DAVIS & DAVIS ENTER						
2249/1401	1/17/2019	WD	U	V	11	100
GRANTOR: DAVIS RICHARD M						
GRANTEE: DAVIS & DAVIS LLP						

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	001000	C	COMMERCIAL	0		CI	0.00	0.00	29,620.00	SF		1.00	1.00	1.00	4.00	4.00	118,480							

REVIEW DATE 05/31/2018 BY KBX Total Acres: 0.00 Total Land Value: 118,480 Market: 0 Agricultural: 0 Common: 118,480 PRINTED 08/02/2023 BY SYS