

PT OF SEC 19-2N-25E
IN OR 1546/921
PARS 150 151 152 153 & 154

G & H LAND DEVELOPMENT LLC
PO BOX 1694
CALLAHAN, FL 32011-1694

2023

19-2N-25-0000-0150-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																		
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																
															VALUATION BY										STANDARD																								
															Tax Group: 1										Tax Dist:																								
															BUILDING MARKET VALUE										0																								
															TOTAL MARKET OB/XF VALUE										0																								
															TOTAL LAND VALUE - MARKET										134,164																								
															TOTAL MARKET VALUE										134,164																								
															SOH/AGL Deduction										114,838																								
															ASSESSED VALUE										19,326																								
															TOTAL EXEMPTION VALUE										0																								
															BASE TAXABLE VALUE										19,326																								
DOR CODE					1000					VACANT COMMERCIAL																																							
MAP NUM										MKT AREA					07																																		
NEIGHBORHOOD/LOC					8001.00																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
TOTALS																																																	
EXTRA FEATURES					MADISON LN, CALLAHAN																																												
L N	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																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	33,541.00	SF		1.00	1.00	1.00	4.00	4.00	134,164																																
REVIEW DATE					05/31/2018					BY					KBX					Total Acres: 0.00					Total Land Value: 134,164					Market: 0					Agricultural: 0					Common: 134,164					PRINTED 08/02/2023 BY SYS				