PT OF GOVT LOTS 3 & 4
IN OR 2039/365(EX OR 2039/362)

CCE PROPERTIES LLC
54676 CHURCH RD
CALLAHAN, FL 32011

2023

20-2N-25-0000-0005-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	8026.00		

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	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	622,485
TOTAL MARKET VALUE	7,870
SOH/AGL Deduction	0
ASSESSED VALUE	7,870
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,870
TOTAL JUST VALUE	622,485
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2039/0365	4/07/2016	WD	Q	V	01	74,000
GRANTOR: BENNETT MARY E						
GRANTEE: CCE PROPERTIES LLC						
0857/1718	12/04/1998	WD	Q	V		80,700
GRANTOR: HIGGINBOTHAM SHIRLEY						
GRANTEE: BENNETT DONALD F SR						

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	005500	A	TIMBER 2 SI	0		CI	0.00	0.00	14.31	AC		1.00	1.00	1.00	550.00	550.00	7,870							
2	009910	M	MKT.VAL.AG	0		CI	0.00	0.00	14.31	AC		1.00	1.00	0.50	87,000.00	43,500.00	622,485							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 14.31 Total Land Value: 7,870 Market: 622,485 Agricultural: 7,870 Common: 0 PRINTED 08/02/2023 BY SYS