PT OR 456/745
EX 5-2

SMITH RUTH BYRD ET AL/BYRD JEAN ANN &
45049 BENRAY LANE
CALLAHAN, FL 32011

2023

21-2N-25-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
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

BENRAY LN, 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	0
TOTAL LAND VALUE - MARKET	62,100
TOTAL MARKET VALUE	62,100
SOH/AGL Deduction	13,204
ASSESSED VALUE	48,896
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,896
TOTAL JUST VALUE	62,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
01014	OTHER	0	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0456/0745	10/25/1983	WD	U	V		0

GRANTOR: MCNAIR KIMBLE EMERY S

GRANTEE: SMITH RUTH BYRD ET

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	0007	OR	0.00	0.00	3.45	AC		1.00	1.00	1.00	18,000.00	18,000.00	62,100							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.45 Total Land Value: 62,100 Market: 0 Agricultural: 0 Common: 62,100 PRINTED 08/02/2023 BY SYS