PT OR 1221/1722

NASSAU COUNTY LANDFILL LLC
450496 STATE ROAD 200
CALLAHAN, FL 32011

2023

22-2N-25-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
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

SIDNEY THOMAS LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,150
TOTAL MARKET VALUE	5,150
SOH/AGL Deduction	5,133
ASSESSED VALUE	17
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17
TOTAL JUST VALUE	5,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1221/1722	4/13/2004	WD	Q	I		531,000
GRANTOR: JACKSONVILLE FLORIDA						
GRANTEE: NASSAU COUNTY LANDF						
1221/1717	4/13/2004	QC	U	I	06	100
GRANTOR: WASTE SERVICES OF FLA						
GRANTEE: JAX FLORIDA LANDFIL						

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	009600	C	WASTELAND	0			0.00	0.00	2.06	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,150							

REVIEW DATE 02/01/2017 BY KBX Total Acres: 2.06 Total Land Value: 5,150 Market: 0 Agricultural: 0 Common: 5,150 PRINTED 08/02/2023 BY SYS