LOT 46
DEEP CREEK PLANTATION PB 7/239

GREGG JOSHUA D & AMANDA/
44078 MAYHAW LN
CALLAHAN, FL 32011

2023

23-1N-23-034D-0046-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

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

14053 DUNROVEN DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	56,560
TOTAL MARKET VALUE	56,560
SOH/AGL Deduction	0
ASSESSED VALUE	56,560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,560
TOTAL JUST VALUE	56,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2456/0474	4/23/2021	WD	Q	V	01	77,500
GRANTOR: DETRICK FRED G & CARO						
GRANTEE: GREGG JOSHUA D & AM						
1922/0405	5/27/2014	WD	Q	V	02	49,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: DETRICK FRED G & CA						

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	000000	C	VAC RES	0	0006	OR	0.00	0.00	7.07	AC		1.00	1.00	1.00	8,000.00	8,000.00	56,560							

REVIEW DATE 06/16/2023 BY MLU Total Acres: 7.07 Total Land Value: 56,560 Market: 0 Agricultural: 0 Common: 56,560 PRINTED 08/02/2023 BY SYS