LOT 76
DEEP CREEK PLANTATION PB 7/239

MENTUS TIMOTHY LEO & HEATHER ANN
54087 TROTTER LN
CALLAHAN, FL 32011

2023

23-1N-23-034D-0076-0000

NASSAU COUNTY PROPERTY

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

SHORT CT, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/31/2023 MLU
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	92,920
TOTAL MARKET VALUE	92,920
SOH/AGL Deduction	58,570
ASSESSED VALUE	34,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,350
TOTAL JUST VALUE	92,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/1465	7/14/2023	WD	Q	V	01	92,500
GRANTOR: DONALDSON JOHN						
GRANTEE: MENTUS TIMOTHY LEO						
1732/1495	3/28/2011	WD	U	V	30	126,100
GRANTOR: COLYER DONALDSON & JA						
GRANTEE: DONALDSON JOHN						

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	3.62	AC		1.00	1.00	1.00	16,000.00	16,000.00	57,920							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	35,000							

REVIEW DATE 05/31/2023 BY MLU Total Acres: 7.12 Total Land Value: 92,920 Market: 0 Agricultural: 0 Common: 92,920 PRINTED 08/02/2023 BY SYS