PT OF LOT 1296 IN OR 794/1331
(EX PT IN OR 1112/179,
OR 1120/819,OR 1405/357) &

BOYD JAMES W & TERESA L
6311 CR 119
BRYCEVILLE, FL 32009

2023

23-1N-24-2180-1296-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

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

33386 MEADOWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,613
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	38,613
SOH/AGL Deduction	11,012
ASSESSED VALUE	27,601
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,601
TOTAL JUST VALUE	38,613
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1529266	NEW CONSTR	0	05/01/2015
B1529804	T-MOBILE SOUTH	33,942	01/01/2015
B1529808	SPRINT	20,000	01/01/2015
E1528632	SPRINT	0	01/01/2015
E23699	ELEC OTHER	0	08/01/2011
B24924	ADDITION	2,300	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0794/1331	5/28/1997	WD	Q	V		31,100
GRANTOR: RAYONIER TIMBERLANDS						
GRANTEE: BOYD JAMES & TERESA						
0794/1328	5/28/1997	QC	U	V	06	100
GRANTOR: RAYONIER INC						
GRANTEE: BOYD JAMES & TERESA						

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
1	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	58	348	
2	0430	CL FNC 6B	0	0	0	0	303.00	LF	9.70	9.70	100	2001	2001	3	58	1,705	
3	0511	GARAGE CB-	0	0	20	10	200.00	SF	40.00	40.00	100	2001	2001	3	82	6,560	

LAND DESCRIPTION

TOTAL OB/XF 8,613

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	000001	C	V RS W/XFOB	0	0005		0.00	0.00	0.40	AC		1.00	1.00	2.50	30,000.00	75,000.00	30,000							

REVIEW DATE 03/05/2020 BY TWA Total Acres: 0.40 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS