PT OF NW1/4 OF SE1/4
BEING PARCEL 2 IN OR 2467/103
R378199 & R378200

DERAWAY SCARLETTE CAMILLE
4277 WINDY LANE
CALLAHAN, FL 32011

2023

23-2N-23-0000-0012-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9003.00		

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

4269 WINDY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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	2,627
TOTAL LAND VALUE - MARKET	38,100
TOTAL MARKET VALUE	40,727
SOH/AGL Deduction	1,582
ASSESSED VALUE	39,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,145
TOTAL JUST VALUE	40,727
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2467/0103	6/01/2021	WD	Q	I	05	450,000
GRANTOR: HOLLIE DAISY ANNETTE						
GRANTEE: DERAWAY SCARLETTE C						
2032/1875	3/08/2016	WD	Q	I	01	27,000
GRANTOR: PACE RAYMOND A & KARE						
GRANTEE: HOLLIE DAISY ANNETT						

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
4	0811	CONCRETE B	0	0	0	0	656.00	SF	5.20	5.20	100	1998	1998	3	77	2,627	

LAND DESCRIPTION

TOTAL OB/XF 2,627

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	1.27	AC		1.00	1.00	1.00	30,000.00	30,000.00	38,100							

REVIEW DATE 04/06/2020 BY TWA Total Acres: 1.27 Total Land Value: 38,100 Market: 0 Agricultural: 0 Common: 38,100 PRINTED 08/02/2023 BY SYS