LOT 3
OAKRIDGE FARMS OR 2440/1449

NG RICHARD SCOTT &/MIZELL KATHRYN JUNE
45298 HODGES RD
CALLAHAN, FL 32011

**2023**

**23-2N-24-1795-0003-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

35350 QUAIL RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| 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 | 129,380 |
| TOTAL MARKET VALUE | 129,380 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 129,380 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 129,380 |
| TOTAL JUST VALUE | 129,380 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 129,080 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22003494 | NEW CONSTR | 650,414 | 03/03/2022 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2451/1498 | 4/06/2021 | WD | Q | I | 01 | 145,000 |

GRANTOR: G&H LAND & TIMBER INV

GRANTEE: NG RICHARD SCOTT &

### 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 | 000115 | C | SFR ACRES | 0 | 0003 | OR | 0.00 | 0.00 | 7.16 | AC | | 1.00 | 1.00 | 0.90 | 20,000.00 | 18,000.00 | 128,880 | | | | | | | |
| 2 | 009630 | C | SWAMP | 0 | | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 500 | | | | | | | |

REVIEW DATE 06/08/2022 BY TW Total Acres: 8.16 Total Land Value: 129,380 Market: 0 Agricultural: 0 Common: 129,380 PRINTED 08/02/2023 BY SYS