LOT 4
OAKRIDGE FARMS OR 2440/1449

EDWARDS EVAN W & ALISON D
13075 LANIER RD
JACKSONVILLE, FL 32226

2023

23-2N-24-1795-0004-0000

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

35364 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	107,820
TOTAL MARKET VALUE	107,820
SOH/AGL Deduction	0
ASSESSED VALUE	107,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,820
TOTAL JUST VALUE	107,820
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014347	NEW CONSTR	365,318	09/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2486/0267	6/16/2021	WD	U	V	11	58,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: EDWARDS EVAN W & AL						
2471/0345	6/16/2021	WD	Q	V	01	133,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: EDWARDS EVAN W & AL						

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	5.99	AC		1.00	1.00	0.90	20,000.00	18,000.00	107,820							

REVIEW DATE 03/16/2021 BY HG Total Acres: 5.99 Total Land Value: 107,820 Market: 0 Agricultural: 0 Common: 107,820 PRINTED 08/02/2023 BY SYS