BLOCK 3 LOT 7
SEC 24-1N-24
HILLS AT THOMAS CREEK PB 5/65

KALOKERI LLC
7610 NW 205TH STREET
STARKE, FL 32091

2023

24-1N-24-0750-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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

KEEN CEMETERY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 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	335,625
TOTAL MARKET VALUE	12,500
SOH/AGL Deduction	0
ASSESSED VALUE	12,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,500
TOTAL JUST VALUE	335,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2329/1561	1/03/2020	WD	Q	V	02	150,000
GRANTOR: SCHILLING JOHN J						
GRANTEE: KALOKERI LLC						
0649/0030	2/13/1992	QC	U	V	06	11,700
GRANTOR: SCHILLING PAT & M						
GRANTEE: SCHILLING 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	006005	A	PAST/GRAZE	0		OR	0.00	0.00	18.75	AC		1.00	1.00	1.00	440.00	440.00	8,250							
2	005901	A	HARDWOOD SI	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	225.00	225.00	1,125							
3	009530	C	POND	0			0.00	0.00	1.25	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,125							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	23.75	AC		1.00	1.00	1.00	14,000.00	14,000.00	332,500							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 25.00 Total Land Value: 12,500 Market: 332,500 Agricultural: 9,375 Common: 3,125 PRINTED 08/02/2023 BY SYS