BLK 4 PT E1/2 LOT 16 IN
OR 2134/1366
HILLS AT THOMAS CREEK SUB

WRIGHT DAVID R
43060 CHEROKEE TRL
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0161

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

BRANDON WAY, 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	80,640
TOTAL MARKET VALUE	80,640
SOH/AGL Deduction	50,080
ASSESSED VALUE	30,560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,560
TOTAL JUST VALUE	80,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013539	MH MOVE-ON	0	06/01/2001
MH97	MH MOVE-ON	0	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2134/1366	7/12/2017	WD	U	V	37	8,000
GRANTOR: WILKES SHEILA D A/K/A						
GRANTEE: WRIGHT DAVID R						
1677/0641	5/04/2010	WD	U	I	30	156,300
GRANTOR: HUMPHRIES CHRISTINE						
GRANTEE: WILKES SHEILA D						

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	000000	C	VAC RES	0	0007		0.00	0.00	2.88	AC		1.00	1.00	0.80	35,000.00	28,000.00	80,640							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 2.88 Total Land Value: 80,640 Market: 0 Agricultural: 0 Common: 80,640 PRINTED 08/02/2023 BY SYS