

PT OF E1/2 OF NW1/4 OF
SEC 24-2N-24E IN OR 2482/344
BEING PARCEL "5" (EX R/W IN

BALDWIN JAMES P & REBECCA
PO BOX 376
CALLAHAN, FL 32011

2023

24-2N-24-0000-0014-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6											
																	VALUATION BY STANDARD											
																	Tax Group: 6						Tax Dist:					
																	BUILDING MARKET VALUE						0					
																	TOTAL MARKET OB/XF VALUE						0					
																	TOTAL LAND VALUE - MARKET						155,190					
																	TOTAL MARKET VALUE						8,819					
																	SOH/AGL Deduction						0					
																	ASSESSED VALUE						8,819					
																	TOTAL EXEMPTION VALUE						0					
																	BASE TAXABLE VALUE						8,819					
DOR CODE					5500							TIMBERLAND 80-89																
MAP NUM												MKT AREA 08																
NEIGHBORHOOD/LOC					8001.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																												
EXTRA FEATURES					QUAIL RD, CALLAHAN																							
L N	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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	13.17	AC		1.00	1.00	1.00	550.00	550.00	7,244											
2	005902	A	HARDWOOD SI	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	175.00	175.00	1,575											
3	009910	M	MKT. VAL. AG	0			0.00	0.00	22.17	AC		1.00	1.00	1.00	7,000.00	7,000.00	155,190											
REVIEW DATE 01/14/2021 BY WWA																	Total Acres: 22.17 Total Land Value: 8,819 Market: 155,190 Agricultural: 8,819 Common: 0 PRINTED 08/02/2023 BY SYS											