PT OR 2329/338
BEING PARCEL 7A

KIBLER GWENDOLYN &/SIMMONS WILLIAM
450225 OLD DIXIE HWY
CALLAHAN, FL 32011

2023

24-2N-24-0000-0018-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
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

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	14,700
TOTAL MARKET VALUE	14,700
SOH/AGL Deduction	13,810
ASSESSED VALUE	890
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	890
TOTAL JUST VALUE	14,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2329/0338	1/02/2020	PR	U	V	19	100
GRANTOR: KIBLER GWENDOLYN P/R						
GRANTEE: KIBLER GWENDOLYN &						
2318/0751	11/05/2019	FJ	U	V	11	0
GRANTOR: SIMMONS GENESIA IDELI						
GRANTEE: KIBLER GWENDOLYN ET						

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	009630	C	SWAMP	0		OR	0.00	0.00	29.40	AC		1.00	1.00	1.00	500.00	500.00	14,700							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 29.40 Total Land Value: 14,700 Market: 0 Agricultural: 0 Common: 14,700 PRINTED 08/02/2023 BY SYS