PT NE1/4 OF NE1/4 OF SW1/4 OF
SEC 24-2N-24E IN OR 2653/179

MO 45131 BROWNS FARM ROAD TRUST/LINDSTEDT MICHAEL
76020 WILLIAM BURGESS HWY STE
YULEE, FL 32097

2023

24-2N-24-0000-0018-0050

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

1407 BROWNSVILLE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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	34,200
TOTAL MARKET VALUE	34,200
SOH/AGL Deduction	342
ASSESSED VALUE	33,858
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,858
TOTAL JUST VALUE	34,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/179	7/11/2023	SW	Q	V	01	40,800
GRANTOR: FIRST COAST INC						
GRANTEE: MO 45131 BROWNS FAR						
2514/0682	11/16/2021	WD	Q	V	01	20,000
GRANTOR: PATEL CHIRAYU N						
GRANTEE: FIRST COAST INC						

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	0007		0.00	0.00	1.14	AC		1.00	1.00	1.00	30,000.00	30,000.00	34,200							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 1.14 Total Land Value: 34,200 Market: 0 Agricultural: 0 Common: 34,200 PRINTED 08/02/2023 BY SYS