LOTS 21 22 23 &
PT ABDN R/W OR 89/194
IN OR 273/688

JONES CEMETERY ASSOCIATION
PO BOX 408
CALLAHAN, FL 32011-0408

2023

25-2N-24-226A-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7600	MORTUARY/CEMETERY	
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

JONES CEMETERY 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		3,890
TOTAL LAND VALUE - MARKET		50,400
TOTAL MARKET VALUE		54,290
SOH/AGL Deduction		24,560
ASSESSED VALUE		29,730
TOTAL EXEMPTION VALUE	15	29,730
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		54,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		47,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0273/0688	9/01/1978	WD	Q	V		5,200

GRANTOR:

GRANTEE:

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
1	0422	CL FNC 4'	0	0	0	0	1,113.00	LF	15.00	15.00	100	1983	1983	3	21	3,506	
2	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1983	1983	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 3,890

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	007610	C	CEMETERY	0	0006	RS-1	0.00	0.00	1.68	AC		1.00	1.00	1.00	30,000.00	30,000.00	50,400							

REVIEW DATE 07/09/2020 BY TWA Total Acres: 1.68 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 08/02/2023 BY SYS