PT SW1/4 OF NE1/4 OF SE1/4 OF
SEC 26-2N-24E IN OR 567/1151
(EX PT IN OR 1327/1524)

WRIGHT WILLIAM G & REBECCA ANN
15873 SISTERS LAKE ROAD
JACKSONVILLE, FL 32218

2023

26-2N-24-0000-0004-0240

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

RIVER 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	31,800
TOTAL MARKET VALUE	31,800
SOH/AGL Deduction	8,521
ASSESSED VALUE	23,279
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,279
TOTAL JUST VALUE	31,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0567/1151	4/18/1989	WD	U	V		18,000
GRANTOR: ODDI SHERRY LYNN						
GRANTEE: WRIGHT WILLIAM G						
0567/1149	4/18/1989	QC	U	V	10	100
GRANTOR: HERLONG CHARLES III						
GRANTEE: ODDI SHERRY LYNN						

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		OR	0.00	0.00	1.06	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,800							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 1.06 Total Land Value: 31,800 Market: 0 Agricultural: 0 Common: 31,800 PRINTED 08/02/2023 BY SYS