LOT 6
DIXON FARMS OR 2368/1800

ABBOTT JAMES C & SARAH/
PO BOX 960
CALLAHAN, FL 32011

2023

27-2N-24-2281-0006-0000

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

613572 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 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	124,500
TOTAL MARKET VALUE	124,500
SOH/AGL Deduction	14,940
ASSESSED VALUE	109,560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,560
TOTAL JUST VALUE	124,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017500	NEW CONSTR	646,076	11/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2479/0434	6/07/2021	SW	Q	V	01	115,000

GRANTOR: RAYDIENT LLC

GRANTEE: ABBOTT JAMES C & SA

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	000000	C	VAC RES	0			0.00	0.00	4.98	AC		1.00	1.00	1.00	25,000.00	25,000.00	124,500							

REVIEW DATE 06/16/2023 BY MLU Total Acres: 4.98 Total Land Value: 124,500 Market: 0 Agricultural: 0 Common: 124,500 PRINTED 08/02/2023 BY SYS