PT OF GOV LOTS 4 & 5
PT OR 1451/1309
(PARCELS 4 5-3 & 5-4)

BLUE RIBBON REALTY LLC
8565 STOCKS ROAD
JACKSONVILLE, FL 32220

2023

27-2N-25-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

KARMA LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 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	288,120
TOTAL MARKET VALUE	288,120
SOH/AGL Deduction	174,930
ASSESSED VALUE	113,190
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,190
TOTAL JUST VALUE	288,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R013107	REPAIR/RRF	4,500	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/1309	10/12/2006	WD	Q	I		285,000
GRANTOR: HIGGINBOTHAM CHARLES						
GRANTEE: BLUE RIBBON REALTY						
0873/1599	3/10/1999	QC	U	I	01	100
GRANTOR: HIGGINBOTHAM CHARLES						
GRANTEE: HIGGINBOTHAM CHARLE						

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	009900	C	AC NON-AG	0		OR	0.00	0.00	20.58	AC		1.00	1.00	1.00	14,000.00	14,000.00	288,120							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 20.58 Total Land Value: 288,120 Market: 0 Agricultural: 0 Common: 288,120 PRINTED 08/02/2023 BY SYS