NE1/4 OF NW1/4 &
NW1/4 OF NE1/4
SEC 27-3N-24E

SHODA KATIE
10233 ALLENE RD
JACKSONVILLE, FL 32219

2023

27-3N-24-0000-0001-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

36074 PRATT SIDING RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	303,200
TOTAL MARKET VALUE	303,200
SOH/AGL Deduction	53,060
ASSESSED VALUE	250,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,140
TOTAL JUST VALUE	303,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000027	NEW CONSTR	329,739	01/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/1040	12/17/2021	WD	Q	V	01	250,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: SHODA KATIE						
2270/1464	4/25/2019	SW	Q	V	05	1,490,100
GRANTOR: CASSIDY CAROL T & RIC						
GRANTEE: G&H LAND AND TIMBER						

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			0.00	0.00	37.90	AC		1.00	1.00	1.00	8,000.00	8,000.00	303,200							

REVIEW DATE 05/24/2023 BY MLU Total Acres: 37.90 Total Land Value: 303,200 Market: 0 Agricultural: 0 Common: 303,200 PRINTED 08/02/2023 BY SYS