

PT OF LOT 54
IN OR 2417/1234
EAST CALLAHAN S/D PBK 1/35

WHITLEY DARLENE MUSIC & SILAS
45175 MUSIC LANE
CALLAHAN, FL 32011

2023

28-2N-25-3060-0054-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION					VALUATION SUMMARY					STANDARD					PAGE 1 of 1					6									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 6	Tax Dist:	BUILDING MARKET VALUE	TOTAL MARKET OB/XF VALUE	TOTAL LAND VALUE - MARKET	TOTAL MARKET VALUE	SOH/AGL Deduction	ASSESSED VALUE	TOTAL EXEMPTION VALUE	BASE TAXABLE VALUE	TOTAL JUST VALUE	NCON VALUE	INCOME VALUE	PREVIOUS YEAR MKT VALUE	
DOR CODE 0001 VAC W/XFOB					MAP NUM MKT AREA 08					NEIGHBORHOOD/LOC 8026.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											PERMIT NUM DESCRIPTION AMT ISSUED														
															E25690 NEW CONSTR 0 12/01/2012														
																				SALES DATA									
																				OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE									
																				2417/1234 12/03/2020 WD U I 37 35,000									
																				GRANTOR: THIGPEN LARRY L									
																				GRANTEE: WHITLEY DARLENE MUS									
																				2040/1482 4/18/2016 WD U I 37 20,000									
																				GRANTOR: TIMBERLAKE CHAD & BRI									
																				GRANTEE: THIGPEN LARRY L									
																				BUILDING NOTES									
																				BUILDING DIMENSIONS									
TOTALS										46450 ROYAL OAKS TR, CALLAHAN																			
EXTRA FEATURES																													
L N	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	0200	BARN WD 0-	0 0	12 46	552.00	SF	10.00	10.00	100	2009	2009	3	60	3,312															
																				TOTAL OB/XF 3,312									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000001	C	V RS W/XFOB	0	0005	OR	0.00	0.00	2.16	AC		1.00	1.00	1.00	35,000.00	35,000.00	75,600												
REVIEW DATE 05/20/2021 BY KBA										Total Acres: 2.16 Total Land Value: 75,600										Market: 0 Agricultural: 0 Common: 75,600 PRINTED 08/02/2023 BY SYS									