PT S1/2 OF SEC 28-3N-25E & PT
NW1/4 OF SEC 33-3N-25E IN
OR 1470/1223 (EX UTIL ESMT IN

BURNS ANDREW L
46477 SAULS RD
CALLAHAN, FL 32011

2023

28-3N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

MIDDLE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 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	300,650
TOTAL MARKET VALUE	22,048
SOH/AGL Deduction	0
ASSESSED VALUE	22,048
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,048
TOTAL JUST VALUE	300,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/1223	1/10/2007	WD	U	V	07	100
GRANTOR: G & H LAND DEVELOPMEN						
GRANTEE: BURNS ANDREW L						
1463/0654	12/05/2006	WD	Q	V		421,000
GRANTOR: G & H LAND DEVELOPMEN						
GRANTEE: BURNS ANDREW L						

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	005500	A	TIMBER 2 SI	0			0.00	0.00	26.00	AC		1.00	1.00	1.00	550.00	550.00	14,300							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	7.55	AC		1.00	1.00	1.00	410.00	410.00	3,096							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	26.58	AC		1.00	1.00	1.00	175.00	175.00	4,652							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	60.13	AC		1.00	1.00	1.00	5,000.00	5,000.00	300,650							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 60.13 Total Land Value: 22,048 Market: 300,650 Agricultural: 22,048 Common: 0 PRINTED 08/02/2023 BY SYS