IN OR 816/1138
CONSERVATION ESMT OR 1598/1732

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2023

29-2N-25-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

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

STRATTON RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		31,520
TOTAL MARKET VALUE		31,520
SOH/AGL Deduction		17,435
ASSESSED VALUE		14,085
TOTAL EXEMPTION VALUE	03	14,085
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		31,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		12,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0816/1138	12/12/1997	WD	U	V	06	100
GRANTOR: BAKKAR SALIBA K & SAM						
GRANTEE: NASSAU COUNTY						
0554/0985	10/17/1988	WD	Q	V		16,000
GRANTOR: KLINE ALAN E						
GRANTEE: BAKKAR SALIBA K						

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	008600	C	COUNTY	0		RS-E	0.00	0.00	7.88	AC		1.00	1.00	0.25	16,000.00	4,000.00	31,520							

REVIEW DATE 05/24/2023 BY MLU Total Acres: 7.88 Total Land Value: 31,520 Market: 0 Agricultural: 0 Common: 31,520 PRINTED 08/02/2023 BY SYS