IN DB 124/331 & OR 46/639 &
PT IN OR 557 PG 902
EX R/W OR 111/634

CEMETERY PROPERTY
C/O C SIMMONS-BARTLEY, PO BOX 264
CALLAHAN, FL 32011-0264

2023

29-2N-25-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7600	MORTUARY/CEMETERY	
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

45013 STRATTON 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: 6	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		576
TOTAL LAND VALUE - MARKET		96,250
TOTAL MARKET VALUE		96,826
SOH/AGL Deduction		53,347
ASSESSED VALUE		43,479
TOTAL EXEMPTION VALUE	15	43,479
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		96,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		61,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0557/0902	11/28/1988	QC	U	V	10	100

GRANTOR: HODGES & SMITH & MIZ
GRANTEE: TR OF COMMUNITY CMT

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
1	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1990	1990	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 576

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	007610	C	CEMETERY	0		OR	250.00	575.00	2.75	AC		1.00	1.00	1.00	35,000.00	35,000.00	96,250							

REVIEW DATE 08/22/2022 BY HSA Total Acres: 2.75 Total Land Value: 96,250 Market: 0 Agricultural: 0 Common: 96,250 PRINTED 08/02/2023 BY SYS