

PT GOVT LOT 3 OF FRAC NW1/4 &
PT OF F P SANCHEZ GRANT SEC 51
IN OR 2650/674

DIXIE AVENUE LAND TRUST #45972/ESQUIRE TRUSTEE SER
1919 BLANDING BLVD STE 8
JACKSONVILLE, FL 32210

2023

29-2N-25-0000-0008-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY							
																						VALUATION BY			STANDARD				
																				Tax Group: 1		Tax Dist:							
																				BUILDING MARKET VALUE		0							
																				TOTAL MARKET OB/XF VALUE		0							
																				TOTAL LAND VALUE - MARKET		23,100							
																				TOTAL MARKET VALUE		23,100							
																				SOH/AGL Deduction		8,605							
																				ASSESSED VALUE		14,495							
																				TOTAL EXEMPTION VALUE		0							
																				BASE TAXABLE VALUE		14,495							
																				TOTAL JUST VALUE		23,100							
																				NCON VALUE		0							
																				INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE		23,100							
DOR CODE										0000 VACANT										PERMIT NUM		DESCRIPTION		AMT	ISSUED				
MAP NUM																				4019	XFOB	0	02/01/2016						
NEIGHBORHOOD/LOC										7001.00										SALES DATA									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																		
					2650/674	6/22/2023	WD U	V		37	15,000																		
GRANTOR: CARTER CAROLYN S ET A																													
GRANTEE: DIXIE AVENUE LAND T																													
1562/0747												4/22/2008	WD U	V	01	100													
GRANTOR: RODGERS CHARLOTTE S																													
GRANTEE: RODGERS HERBERT D &																													
TOTALS															PAGE ST, CALLAHAN										BUILDING NOTES				
EXTRA FEATURES										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE														
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													
LAND DESCRIPTION																	TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000115	C	SFR ACRES	0			0.00	0.00	0.66	AC		1.00	1.00	1.00	35,000.00	35,000.00	23,100												
REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.66 Total Land Value: 23,100 Market: 0 Agricultural: 0 Common: 23,100 PRINTED 08/02/2023 BY SYS																													