PT OF SEC 29-2N-25E
IN OR 1509/1229
LYING NE OF OR 2440/1459

US 1 PROPERTIES LLC
PO BOX 626
CALLAHAN, FL 32011-0626

2023

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

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

SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/23/2021 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,177,966
TOTAL MARKET VALUE	1,177,966
SOH/AGL Deduction	847,823
ASSESSED VALUE	330,143
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,143
TOTAL JUST VALUE	1,177,966
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	756,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1774/0507	12/30/2011	AD	U	I	98	120,000
GRANTOR: MIZELL-HODGES LLC						
GRANTEE: GREEN AMY MIZELL &						
1509/1229	7/02/2007	PR	Q	V		300,000
GRANTOR: STRATTON HARRY O P/R						
GRANTEE: US 1 PROPERTIES LLC						

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	001000	C	COMMERCIAL	0		CHT	0.00	0.00	162,478.00	SF		1.00	1.00	1.00	7.25	7.25	1,177,966							

REVIEW DATE 07/23/2021 BY KK Total Acres: 0.00 Total Land Value: 1,177,966 Market: 0 Agricultural: 0 Common: 1,177,966 PRINTED 08/02/2023 BY SYS