PT OR 769 PG 156

CONNER JAMES R & FRANCES
PO BOX 763
CALLAHAN, FL 32011-0763

2023

29-2N-25-0000-0063-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	66,780
TOTAL MARKET VALUE	649
SOH/AGL Deduction	0
ASSESSED VALUE	649
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	649
TOTAL JUST VALUE	66,780
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
2316/1686	10/23/2019	TD	U	V	30	35,000
GRANTOR: CONNER DOROTHY I REVO						
GRANTEE: CONNER JAMES RAYFOR						
0769/0156	8/22/1996	WD	U	I	01	100
GRANTOR: CONNER ROBERT HAMPTON						
GRANTEE: CONNER DOROTHY & RO						

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	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.71	AC		1.00	1.00	1.00	175.00	175.00	649							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	3.71	AC		1.00	1.00	1.00	18,000.00	18,000.00	66,780							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 3.71 Total Land Value: 649 Market: 66,780 Agricultural: 649 Common: 0 PRINTED 08/02/2023 BY SYS