BLK 27 PT OF LOTS 1 2 3 & 4
IN OR 1689/1770
EX R/W PT IN CASE #94-853CA

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

29-2N-25-3120-0075-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

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

45310 MICKLER ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		53,400
TOTAL MARKET VALUE		53,400
SOH/AGL Deduction		29,708
ASSESSED VALUE		23,692
TOTAL EXEMPTION VALUE	01	23,692
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		53,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2336	ADDITION	70	11/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1689/1770	7/16/2010	WD	U	I	18	100,000
GRANTOR: TRIPP DANIEL LYNN						
GRANTEE: SCHOOL BOARD OF NAS						
1656/0772	12/29/2009	WD	U	I	30	100
GRANTOR: TRIPP DANIEL LYNN P/R						
GRANTEE: TRIPP DANIEL LYNN						

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	008300	C	SCHOOL	0			0.00	0.00	13,350.00	SF		1.00	1.00	1.00	4.00	4.00	53,400							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 53,400 Market: 0 Agricultural: 0 Common: 53,400 PRINTED 08/02/2023 BY SYS