

N1/2 OF SEC 30-2N-24E BEING
 ONLY PT LYING N OF CR 108
 (EX PT IN OR 1139/1375,

WRIGHTS NASSAU COUNTY FARMS
 C/O BETTY JO HIGGINBOTHAM, 61957 RIVER RD
 CALLAHAN, FL 32011

2023

30-2N-24-0000-0001-0010



| 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: 6 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 285,474 TOTAL MARKET VALUE 25,153 SOH/AGL Deduction 0 ASSESSED VALUE 25,153 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 25,153 TOTAL JUST VALUE 285,474 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 759 | | | | | | | | | | | | | | | |
| DOR CODE | | 5300 CROPLAND CLASS 3 | | | | | | | | | | | | | | | | | | PERMIT NUM | | | | DESCRIPTION | | | | AMT | | ISSUED | | | | | | | |
| MAP NUM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NEIGHBORHOOD/LOC | | 8001.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | RIVER RD, CALLAHAN | | | | | | | | | | BLD DATE | | LGL DATE | | 09/20/2016 | | MF | | SALES DATA | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | | | | | | | | | | | XF DATE | | LAND DATE | | | | | | OFF RECORD Number DATE TYPE Q V RSN SALE INST U I / I / CD PRICE 0133/0299 5/10/1946 WD U V 10 100 GRANTOR: DYAL L W & CASSIE (H& GRANTEE: MILLIGAN C K 0108/0266 1/01/1971 WD U I 01 100 GRANTOR: WRIGHT W P & MATTIE S GRANTEE: WRIGHTS NASSAU COUN | | | | | | | | | |
| 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 | BUILDING NOTES | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | 0 | | | | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | | | | | | | | | |
| 1 | 006005 | A | PAST/GRAZE | 0 | | | 0.00 | 0.00 | 25.00 | AC | | 1.00 | 1.00 | 1.00 | 440.00 | 440.00 | 11,000 | | | | | | | | | | | | | | | | | | | | |
| 2 | 005601 | A | TIMB2-3 SI | 0 | | | 0.00 | 0.00 | 38.27 | AC | | 1.00 | 1.00 | 1.00 | 350.00 | 350.00 | 13,394 | | | | | | | | | | | | | | | | | | | | |
| 3 | 009400 | C | RIGHTOFWAY | 0 | | | 0.00 | 0.00 | 7.59 | AC | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 759 | | | | | | | | | | | | | | | | | | | | |
| 4 | 009910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 63.27 | AC | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 284,715 | | | | | | | | | | | | | | | | | | | | |