PT SE1/4 OF NE1/4 OF
SEC 30-2N-25E & PT OF FRACL
NW1/4 OF SEC 29-2N-25E IN

MCANINCH ELLIS L JR
P O BOX 282
CALLAHAN, FL 32011-0282

2023

30-2N-25-0000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

BRANDIES AV, 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	77,000
TOTAL MARKET VALUE	77,000
SOH/AGL Deduction	36,513
ASSESSED VALUE	40,487
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,487
TOTAL JUST VALUE	77,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0893/0229	7/29/1999	WD	U	I	09	100
GRANTOR: MCANINCH DORIS S						
GRANTEE: MCANINCH DORIS & EL						
0421/0140	5/14/1984	WD	U	V	16	20,500
GRANTOR: HIGGINBOTHAM HELEN R						
GRANTEE: MCANINCH DORIS S						

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	000115	C	SFR ACRES	0			0.00	0.00	2.20	AC		1.00	1.00	1.00	35,000.00	35,000.00	77,000							

REVIEW DATE 01/30/2017 BY KBX Total Acres: 2.20 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 08/02/2023 BY SYS