PT OF NW1/4 OF SE1/4 OF
SEC 30-2N-25E IN OR 1505/1757
(EX UTIL ESMT IN OR 1861/825)

FRANKLIN CARROL E
PO BOX 809
HILLIARD, FL 32046-0809

2023

30-2N-25-0000-0032-0000

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

US HWY 1, 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	9,222
TOTAL MARKET VALUE	9,222
SOH/AGL Deduction	4,935
ASSESSED VALUE	4,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,287
TOTAL JUST VALUE	9,222
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1505/1757	6/15/2007	WD	Q	V		2,500
GRANTOR: PURVIS CLARK						
GRANTEE: FRANKLIN CARROL E						
1244/1250	7/12/2004	WD	U	V	07	100
GRANTOR: FRANKLIN MICHAEL & VI						
GRANTEE: PURVIS CLARK						

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	000000	C	VAC RES	0			0.00	0.00	0.31	AC		1.00	1.00	0.85	35,000.00	29,750.00	9,222							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.31 Total Land Value: 9,222 Market: 0 Agricultural: 0 Common: 9,222 PRINTED 08/02/2023 BY SYS