

PT SW1/4 OF SE1/4 OF
SEC 30-2N-25E IN OR 1052/1654
BEING DOT PARCEL #294

STATE OF FLORIDA DOT
1109 S MARION AVE MS 2020
LAKE CITY, FL 32025-5874

2023

30-2N-25-0000-0033-0020



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	PAGE 1 of 1																						
															VALUATION BY																								
															Tax Group: 6										Tax Dist:														
															BUILDING MARKET VALUE										0														
															TOTAL MARKET OB/XF VALUE										0														
															TOTAL LAND VALUE - MARKET										5,845														
															TOTAL MARKET VALUE										5,845														
															SOH/AGL Deduction										3,641														
															ASSESSED VALUE										2,204														
															TOTAL EXEMPTION VALUE										05 2,204														
															BASE TAXABLE VALUE										0														
DOR CODE					8700					STATE																													
MAP NUM										MKT AREA					08																								
NEIGHBORHOOD/LOC					8001.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																																							
EXTRA FEATURES					US HWY 301, CALLAHAN																																		
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																								
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	008700	C	STATE	0			0.00	0.00	0.17	AC		1.00	1.00	1.00	35,000.00	35,000.00	5,845																						
REVIEW DATE 01/14/2021					BY KWA					Total Acres: 0.17					Total Land Value: 5,845					Market: 0					Agricultural: 0					Common: 5,845					PRINTED 08/02/2023 BY SYS				