BLOCK 2 LOT 8 & PT OF LOTS
1 THRU 7 IN OR 2618/1925
A E OGILVIE ADD #1 PB 1/18

KILBY BRANDY
45009 GREEN AVENUE
CALLAHAN, FL 32011

2023

30-2N-25-400A-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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

NASSAU 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	16,117
TOTAL MARKET VALUE	16,117
SOH/AGL Deduction	0
ASSESSED VALUE	16,117
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,117
TOTAL JUST VALUE	16,117
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-4649	NEW SFR		02/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2618/1925	1/30/2023	QC	U	I	11	100

GRANTOR: DOZIER JAMES H & LISA

GRANTEE: KILBY BRANDY

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	001000	C	COMMERCIAL	0	0006		0.00	0.00	32,234.00	SF		1.00	1.00	0.50	1.00	0.50	16,117							

REVIEW DATE 06/16/2023 BY KW Total Acres: 0.00 Total Land Value: 16,117 Market: 0 Agricultural: 0 Common: 16,117 PRINTED 08/02/2023 BY SYS