

BLOCK 2 PT OF LOT 1
IN OR 326 PG 114 PARCEL D
NEWCOMB SUB SOUTH CALLAHAN

CARROLL HERMAN D & LUCILA
402 S ST CLOUD AVE
VALRICO, FL 33594

2023

31-2N-25-2920-0002-0015



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 STANDARD																					
					Tax Group: 6										Tax Dist:																					
					BUILDING MARKET VALUE										0																					
					TOTAL MARKET OB/XF VALUE										0																					
					TOTAL LAND VALUE - MARKET										21,000																					
					TOTAL MARKET VALUE										21,000																					
					SOH/AGL Deduction										4,529																					
					ASSESSED VALUE										16,471																					
					TOTAL EXEMPTION VALUE										0																					
					BASE TAXABLE VALUE										16,471																					
DOR CODE					0000					VACANT																										
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																					
																	BLD DATE										LGL DATE									
																	XF DATE										LAND DATE									
																	INC DATE										AG DATE									
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	DPHT 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		OR	0.00	0.00	0.75	AC		1.00	1.00	0.80	35,000.00	28,000.00	21,000																			
REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.75 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 08/02/2023 BY SYS																																				