

FOR INFORMATION ONLY
NOW PT OF R/W OR 1171/1594
R/W PARCEL #286

ROWE EDDIE B & DOROTHY J
PO BOX 263
CALLAHAN, FL 32011-0263

2023

31-2N-25-2920-0002-0051



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 6																	
																	VALUATION BY STANDARD																	
																	Tax Group: 6						Tax Dist:											
																	BUILDING MARKET VALUE						0											
																	TOTAL MARKET OB/XF VALUE						0											
																	TOTAL LAND VALUE - MARKET						0											
																	TOTAL MARKET VALUE						0											
																	SOH/AGL Deduction						0											
																	ASSESSED VALUE						0											
																	TOTAL EXEMPTION VALUE						0											
																	BASE TAXABLE VALUE						0											
TOTAL JUST VALUE						0																												
NCON VALUE						0																												
INCOME VALUE																																		
PREVIOUS YEAR MKT VALUE						0																												
DOR CODE					N. NOTE RECORD																													
MAP NUM					MKT AREA					01																								
NEIGHBORHOOD/LOC					8001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
																	SALES DATA																	
																	OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE									
																	1171/1594		9/16/2003		WD	U	I	07	100									
																	GRANTOR: ROWE EDDIE B & DOROTH																	
																	GRANTEE: STATE OF FLA DEPT 0																	
																	1165/0322		8/25/2003		WD	U	V	06	100									
																	GRANTOR: ROWE EDDIE B & DOROTH																	
																	GRANTEE: STATE OF FLA DEPT 0																	
																	BUILDING NOTES																	
																	BUILDING DIMENSIONS																	
TOTALS										BLD DATE				LGL DATE																				
EXTRA FEATURES					2406 US HWY 301, CALLAHAN					XF DATE				LAND DATE																				
										INC DATE				AG DATE																				
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
REVIEW DATE 04/13/1982 BY S P					Total Acres: 0.00					Total Land Value: 0					Market: 0					Agricultural: 0					Common: 0					PRINTED 08/02/2023 BY SYS				