IN OR 1328/610
RP 359958

CICERO CHRIS
12580 BRIARMEAD LANE
JACKSONVILLE, FL 32258

2023

31-3N-25-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

46145 DREW LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/28/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	74,200
TOTAL MARKET VALUE	6,869
SOH/AGL Deduction	3,075
ASSESSED VALUE	3,794
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,794
TOTAL JUST VALUE	80,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/0610	6/24/2005	WD	U	I	16	35,000
GRANTOR: STUMBO DOROTHY L						
GRANTEE: CICERO CHRIS						
0578/0892	9/11/1989	WD	U	I	07	100
GRANTOR: HINKLE GUSSIE S						
GRANTEE: STUMBO ROBT & D L						

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
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1975	1975	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	2.12	AC		1.00	1.00	1.00	410.00	410.00	869							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	2.12	AC		1.00	1.00	1.00	35,000.00	35,000.00	74,200							

REVIEW DATE 07/28/2023 BY DC Total Acres: 2.12 Total Land Value: 869 Market: 74,200 Agricultural: 869 Common: 0 PRINTED 08/02/2023 BY SYS