PT LOT 10 & PT SE1/4 OF
SEC 32-2N-25E IN OR 1144/1000
RAILROAD ESTATES PBK 6/118

HALL BYRAN L & PAIGE M
44178 LUCKY LANE
CALLAHAN, FL 32011

2023

32-2N-25-5750-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

LAMAR AV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	91,080
TOTAL MARKET VALUE	91,080
SOH/AGL Deduction	31,813
ASSESSED VALUE	59,267
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,267
TOTAL JUST VALUE	91,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1144/1000	6/11/2003	WD	Q	V		25,000

GRANTOR: HIGGINBOTHAM GARY L &

GRANTEE: HALL BYRAN & PAIGE

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	000115	C	SFR ACRES	0			0.00	0.00	5.06	AC		1.00	1.00	1.00	18,000.00	18,000.00	91,080							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 5.06 Total Land Value: 91,080 Market: 0 Agricultural: 0 Common: 91,080 PRINTED 08/02/2023 BY SYS