TRACT "B"
PT OR 791 PG 7
EX R/W OR 955/1948

LEE HOSUK KIM
44390 MAPLEWOOD COURT
CALLAHAN, FL 32011

2023

33-1N-24-2051-000B-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
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

US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	32,400
TOTAL MARKET VALUE	189
SOH/AGL Deduction	0
ASSESSED VALUE	189
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189
TOTAL JUST VALUE	32,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0791/0007	4/22/1997	WD	U	V	09	145,000
GRANTOR: SPARKS THOMAS W						
GRANTEE: LEE JI SUNG & HOSUK						
0720/0511	12/16/1994	QC	U	V		100
GRANTOR: SPARKS ODESSA						
GRANTEE: SPARKS THOMAS W						

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	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.08	AC		1.00	1.00	1.00	175.00	175.00	189							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	1.08	AC		1.00	1.00	1.00	30,000.00	30,000.00	32,400							

REVIEW DATE 06/16/2023 BY MLU Total Acres: 1.08 Total Land Value: 189 Market: 32,400 Agricultural: 189 Common: 0 PRINTED 08/02/2023 BY SYS