LOT 27
EX R/W CASE #03-319-CA
THE PINES #3 PB 5/331-332

FERRELL GREGORY A
54748 SPRING LAKE DR
CALLAHAN, FL 32011

2023

33-1N-24-2052-0027-0000

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

US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	32,100
TOTAL MARKET VALUE	32,100
SOH/AGL Deduction	321
ASSESSED VALUE	31,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,779
TOTAL JUST VALUE	32,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007136	NEW CONSTR	305,325	05/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2469/0088	6/09/2021	QC	U	V	11	100
GRANTOR: GAMBRELL DAVID A & MA						
GRANTEE: FERRELL GREGORY A						
2385/1566	8/20/2020	WD	U	V	43	55,000
GRANTOR: BENNETTS PROPERTY SER						
GRANTEE: GAMBRELL DAVID A &						

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	000000	C	VAC RES	0	0004	OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	30,000.00	30,000.00	32,100							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 1.07 Total Land Value: 32,100 Market: 0 Agricultural: 0 Common: 32,100 PRINTED 08/02/2023 BY SYS