

PT OF E1/2 OF SEC 33-2N-25E  
 IN OR 1594/1825 (EX PT IN  
 OR 2012/1524 BEING PARCEL "B")

CONWAY DELORIS M L/E/  
 PO BOX 1067  
 CALLAHAN, FL 32011-1067

2023

33-2N-25-0000-0015-0230



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																																																																																																																																																																																																									
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																																																																																																																																																																																																																																																																								
<table border="1"> <tr> <td colspan="10">VALUATION BY</td> <td colspan="10">STANDARD</td> </tr> <tr> <td colspan="10">Tax Group: 6</td> <td colspan="10">Tax Dist:</td> </tr> <tr> <td colspan="10">BUILDING MARKET VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">TOTAL MARKET OB/XF VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">TOTAL LAND VALUE - MARKET</td> <td colspan="10">906,290</td> </tr> <tr> <td colspan="10">TOTAL MARKET VALUE</td> <td colspan="10">13,534</td> </tr> <tr> <td colspan="10">SOH/AGL Deduction</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">ASSESSED VALUE</td> <td colspan="10">13,534</td> </tr> <tr> <td colspan="10">TOTAL EXEMPTION VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">BASE TAXABLE VALUE</td> <td colspan="10">13,534</td> </tr> <tr> <td colspan="10">TOTAL JUST VALUE</td> <td colspan="10">906,290</td> </tr> <tr> <td colspan="10">NCON VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">INCOME VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">PREVIOUS YEAR MKT VALUE</td> <td colspan="10">0</td> </tr> </table>																						VALUATION BY										STANDARD										Tax Group: 6										Tax Dist:										BUILDING MARKET VALUE										0										TOTAL MARKET OB/XF VALUE										0										TOTAL LAND VALUE - MARKET										906,290										TOTAL MARKET VALUE										13,534										SOH/AGL Deduction										0										ASSESSED VALUE										13,534										TOTAL EXEMPTION VALUE										0										BASE TAXABLE VALUE										13,534										TOTAL JUST VALUE										906,290										NCON VALUE										0										INCOME VALUE										0										PREVIOUS YEAR MKT VALUE										0									
VALUATION BY										STANDARD																																																																																																																																																																																																																																																																																																			
Tax Group: 6										Tax Dist:																																																																																																																																																																																																																																																																																																			
BUILDING MARKET VALUE										0																																																																																																																																																																																																																																																																																																			
TOTAL MARKET OB/XF VALUE										0																																																																																																																																																																																																																																																																																																			
TOTAL LAND VALUE - MARKET										906,290																																																																																																																																																																																																																																																																																																			
TOTAL MARKET VALUE										13,534																																																																																																																																																																																																																																																																																																			
SOH/AGL Deduction										0																																																																																																																																																																																																																																																																																																			
ASSESSED VALUE										13,534																																																																																																																																																																																																																																																																																																			
TOTAL EXEMPTION VALUE										0																																																																																																																																																																																																																																																																																																			
BASE TAXABLE VALUE										13,534																																																																																																																																																																																																																																																																																																			
TOTAL JUST VALUE										906,290																																																																																																																																																																																																																																																																																																			
NCON VALUE										0																																																																																																																																																																																																																																																																																																			
INCOME VALUE										0																																																																																																																																																																																																																																																																																																			
PREVIOUS YEAR MKT VALUE										0																																																																																																																																																																																																																																																																																																			
DOR CODE 5401										TIMBER 2-1 SI 90+																																																																																																																																																																																																																																																																																																			
MAP NUM										MKT AREA 08																																																																																																																																																																																																																																																																																																			
NEIGHBORHOOD/LOC										1290.100																																																																																																																																																																																																																																																																																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																																																																																																																																																																																																																									
<table border="1"> <thead> <tr> <th colspan="10">SALES DATA</th> </tr> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> <th colspan="5"></th> </tr> </thead> <tbody> <tr> <td>2012/1524</td> <td>11/04/2015</td> <td>FJ U</td> <td>V</td> <td>V</td> <td>98</td> <td>100</td> <td colspan="5"></td> </tr> <tr> <td colspan="7">GRANTOR: RJC TRUCKING CO ETAL</td> <td colspan="5"></td> </tr> <tr> <td colspan="7">GRANTEE: CONWAY DELORIS M L/</td> <td colspan="5"></td> </tr> <tr> <td>1995/0162</td> <td>7/24/2015</td> <td>QC U</td> <td>V</td> <td>V</td> <td>11</td> <td>100</td> <td colspan="5"></td> </tr> <tr> <td colspan="7">GRANTOR: PADGETT BOBBY JR &amp; MO</td> <td colspan="5"></td> </tr> <tr> <td colspan="7">GRANTEE: CONWAY DELORIS</td> <td colspan="5"></td> </tr> </tbody> </table>																						SALES DATA										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE						2012/1524	11/04/2015	FJ U	V	V	98	100						GRANTOR: RJC TRUCKING CO ETAL												GRANTEE: CONWAY DELORIS M L/												1995/0162	7/24/2015	QC U	V	V	11	100						GRANTOR: PADGETT BOBBY JR & MO												GRANTEE: CONWAY DELORIS																																																																																																																																																																																																					
SALES DATA																																																																																																																																																																																																																																																																																																													
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																																																																																																																																																																																																																																																																							
2012/1524	11/04/2015	FJ U	V	V	98	100																																																																																																																																																																																																																																																																																																							
GRANTOR: RJC TRUCKING CO ETAL																																																																																																																																																																																																																																																																																																													
GRANTEE: CONWAY DELORIS M L/																																																																																																																																																																																																																																																																																																													
1995/0162	7/24/2015	QC U	V	V	11	100																																																																																																																																																																																																																																																																																																							
GRANTOR: PADGETT BOBBY JR & MO																																																																																																																																																																																																																																																																																																													
GRANTEE: CONWAY DELORIS																																																																																																																																																																																																																																																																																																													
TOTALS										US HWY 1, CALLAHAN										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										07/15/2020 MF																																																																																																																																																																																																																																																																					
EXTRA FEATURES																																																																																																																																																																																																																																																																																																													
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																																																																																																																																																																																																																																																																																													
<table border="1"> <thead> <tr> <th colspan="17">LAND DESCRIPTION</th> <th colspan="5">TOTAL OB/XF</th> </tr> <tr> <th>L N</th> <th>USE CODE</th> <th>CLS</th> <th>LAND USE DESCRIPTION</th> <th>CAP</th> <th>R D</th> <th>LOC ZONE</th> <th>FRONT</th> <th>DEPTH</th> <th>TOT LND UTS</th> <th>UNIT TYPE</th> <th>D T</th> <th>DPHT FACT</th> <th>% COND</th> <th>TOT ADJ</th> <th>UNIT PRICE</th> <th>ADJ UNIT PRICE</th> <th>LAND VALUE</th> <th>OTHER ADJUSTMENTS AND NOTES</th> <th>YEAR</th> <th>DENSITY</th> <th>DECL</th> <th>FRZ</th> <th>YR</th> <th>CONSRV</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>005010</td> <td>A</td> <td>SVCE ACRGE</td> <td>0</td> <td></td> <td>CI</td> <td>0.00</td> <td>0.00</td> <td>4.70</td> <td>AC</td> <td></td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td>500.00</td> <td>500.00</td> <td>2,350</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>005401</td> <td>A</td> <td>TIMB2-1 SI</td> <td>0</td> <td></td> <td></td> <td>0.00</td> <td>0.00</td> <td>13.84</td> <td>AC</td> <td></td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td>790.00</td> <td>790.00</td> <td>10,934</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td>005930</td> <td>A</td> <td>TIMB SWAMP</td> <td>0</td> <td></td> <td></td> <td>0.00</td> <td>0.00</td> <td>5.00</td> <td>AC</td> <td></td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td>50.00</td> <td>50.00</td> <td>250</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td>009910</td> <td>M</td> <td>MKT.VAL.AG</td> <td>0</td> <td></td> <td>CI</td> <td>0.00</td> <td>0.00</td> <td>23.54</td> <td>AC</td> <td></td> <td>1.00</td> <td>1.00</td> <td>0.70</td> <td>55,000.00</td> <td>38,500.00</td> <td>906,290</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>																	LAND DESCRIPTION																	TOTAL OB/XF					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	1	005010	A	SVCE ACRGE	0		CI	0.00	0.00	4.70	AC		1.00	1.00	1.00	500.00	500.00	2,350								2	005401	A	TIMB2-1 SI	0			0.00	0.00	13.84	AC		1.00	1.00	1.00	790.00	790.00	10,934								3	005930	A	TIMB SWAMP	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	50.00	50.00	250								4	009910	M	MKT.VAL.AG	0		CI	0.00	0.00	23.54	AC		1.00	1.00	0.70	55,000.00	38,500.00	906,290																																																																																																																																																	
LAND DESCRIPTION																	TOTAL OB/XF																																																																																																																																																																																																																																																																																												
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																																																																																																																																																																																																																																																																																					
1	005010	A	SVCE ACRGE	0		CI	0.00	0.00	4.70	AC		1.00	1.00	1.00	500.00	500.00	2,350																																																																																																																																																																																																																																																																																												
2	005401	A	TIMB2-1 SI	0			0.00	0.00	13.84	AC		1.00	1.00	1.00	790.00	790.00	10,934																																																																																																																																																																																																																																																																																												
3	005930	A	TIMB SWAMP	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	50.00	50.00	250																																																																																																																																																																																																																																																																																												
4	009910	M	MKT.VAL.AG	0		CI	0.00	0.00	23.54	AC		1.00	1.00	0.70	55,000.00	38,500.00	906,290																																																																																																																																																																																																																																																																																												
REVIEW DATE 07/15/2020 BY KB																	Total Acres: 23.54					Total Land Value: 13,534					Market: 906,290					Agricultural: 13,534					Common: 0					PRINTED 08/02/2023 BY SYS																																																																																																																																																																																																																																																																			