PT NW1/4 OF NE1/4 & PT NE1/4
OF NW1/4 OF SEC 34-3N-25E
IN OR 2211/1984

BARNETT TRAVIS & SAMANTHA
56147 BOGGY TRAIL
CALLAHAN, FL 32011

2023

34-3N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
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

56098 RUSTY WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/23/2019 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	354,340
TOTAL MARKET VALUE	59,370
SOH/AGL Deduction	12,959
ASSESSED VALUE	46,411
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,411
TOTAL JUST VALUE	366,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165807	CO ISSUED	0	01/20/2017
MH165807	MH MOVE-ON	0	12/01/2016
8567	MH MOVE-ON	5,000	06/04/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2211/1984	7/20/2018	QC	U	I	11	100
GRANTOR: BECK RHONDA RAE CRAWF						
GRANTEE: BARNETT TRAVIS & SA						
1157/0766	7/29/2003	QC	U	V	01	100
GRANTOR: CRAWFORD ROBERT L						
GRANTEE: BECK RHONDA RAE CRA						

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1991	1991	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1991	1991	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	12.81	AC		1.00	1.00	1.00	790.00	790.00	10,120							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	225.00	225.00	2,250							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	22.81	AC		1.00	1.00	1.00	14,000.00	14,000.00	319,340							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 23.81 Total Land Value: 47,370 Market: 319,340 Agricultural: 12,370 Common: 35,000 PRINTED 08/02/2023 BY SYS