

MUSGROVE JANIE B & RICHARD B
44247 BELL LN
CALLAHAN, FL 32011

34-4N-23-0000-0001-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4									
DOR CODE		5500	TIMBERLAND 80-89																										
MAP NUM			MKT AREA				09																						
NEIGHBORHOOD/LOC		9001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES						CR 121, HILLIARD																							
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													
LAND DESCRIPTION																	TOTAL OB/XF 0												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	150.00	AC		1.00	1.00	1.00	550.00	550.00	82,500												
2	009910	M	MKT.VAL.AG	0			0.00	0.00	150.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	375,000												
REVIEW DATE 01/01/2018 BY MH Total Acres: 150.00 Total Land Value: 82,500 Market: 375,000 Agricultural: 82,500 Common: 0 PRINTED 08/02/2023 BY SYS																													