PT GOVT LOTS 2 & 3 OF
SEC 35-3N-25E IN OR 2582/1875

OWENS CARL WILLIAM & PAULA MICHELLE L/E/
55755 BATRAM TRAIL
CALLAHAN, FL 32011

2023

35-3N-25-0000-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

OFF EQUESTRIAN WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/18/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	108,642
TOTAL MARKET VALUE	4,649
SOH/AGL Deduction	0
ASSESSED VALUE	4,649
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,649
TOTAL JUST VALUE	108,642
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
2582/1875	8/08/2022	QC	U	I	11	100
GRANTOR: OWENS CARL WILLIAM &						
GRANTEE: OWENS CAITLYN BRIAN						
1873/0767	8/16/2013	WD	Q	V	02	68,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: OWENS CARL WILLIAM						

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	006000	A	PAST1/HAY	0		OR	0.00	0.00	4.93	AC		1.00	1.00	1.00	440.00	440.00	2,169							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	4.33	AC		1.00	1.00	1.00	550.00	550.00	2,382							
3	005970	A	AGRI-POND	0		OR	0.00	0.00	0.80	AC		1.00	1.00	1.00	70.00	70.00	56							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	10.06	AC		1.00	1.00	1.00	10,000.00	10,000.00	100,600							
5	009400	C	RIGHTOFWAY	0		OR	0.00	0.00	0.42	AC		1.00	1.00	1.00	100.00	100.00	42							

REVIEW DATE 07/10/2020 BY KBA Total Acres: 10.48 Total Land Value: 4,649 Market: 108,600 Agricultural: 4,607 Common: 42 PRINTED 08/02/2023 BY SYS