PT OF SECT E OF US 301
IN OR 1768/56
ORDINANCE # 5-O-1996

NASSAU COUNTY
96135 NASSAU PLACE STE #1
YULEE, FL 32097

2023

36-2N-24-0000-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
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

2699 KINGBIRD DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		120
TOTAL MARKET VALUE		120
SOH/AGL Deduction		1
ASSESSED VALUE		119
TOTAL EXEMPTION VALUE	03	119
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1768/0056	11/29/2011	QC	U	V	11	100
GRANTOR: HIGGINBOTHAM NORWOOD						
GRANTEE: NASSAU COUNTY						
0704/1132	5/13/1994	WD	U	V	06	100
GRANTOR: HIGGINBOTHAM NORWOOD						
GRANTEE: HIGGINBOTHAM NORWOO						

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	008000	C	VAC GVRNMNTL	0		OR	0.00	0.00	0.02	AC		1.00	1.00	0.20	30,000.00	6,000.00	120							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 0.02 Total Land Value: 120 Market: 0 Agricultural: 0 Common: 120 PRINTED 08/02/2023 BY SYS