IN OR 1707/442

THE ABT & DHT FAMILY PARTNERSHIP LTD
540111 US HWY 1
CALLAHAN, FL 32011

2023

37-1N-25-0000-0012-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

ROY BOOTH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	290,400
TOTAL MARKET VALUE	290,400
SOH/AGL Deduction	130,680
ASSESSED VALUE	159,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,720
TOTAL JUST VALUE	290,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1707/0442	10/14/2010	WD	U	V	30	125,000

GRANTOR: MORRIS BARBARA PETRY

GRANTEE: THE ABT & DHT FAMIL

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	009900	C	AC NON-AG	0		OR	0.00	0.00	36.30	AC		1.00	1.00	1.00	8,000.00	8,000.00	290,400							

REVIEW DATE 05/18/2023 BY MLU Total Acres: 36.30 Total Land Value: 290,400 Market: 0 Agricultural: 0 Common: 290,400 PRINTED 08/02/2023 BY SYS