LOT 44
IN OR 2103/1118

FL LAND TRST 540768 LEM TURNER/FLA TRUST SERVICES
PO BOX 6367
JACKSONVILLE, FL 32236

2023

37-1N-25-299E-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

540768 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	51,000
SOH/AGL Deduction	10,707
ASSESSED VALUE	40,293
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,293
TOTAL JUST VALUE	51,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005512	DEMOLITION	6,000	09/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2103/1118	2/28/2017	TX	U	I	11	4,900
GRANTOR: TAX COLLECTOR						
GRANTEE: FLORIDA LAND TRUST						
1466/0721	12/19/2006	QC	U	I	07	100
GRANTOR: MILTON CARL R						
GRANTEE: MAZOCH GEORGE C & P						

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
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1972	1972	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	000001	C	V RS W/XFOB	0	0004	RM	97.00	329.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 09/09/2022 BY WW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS