BLOCK 3 PT OF LOTS 17 & 18
SHEFFIELD VILLAGE PB 5/28 & 29

FOLSOM BILLY C
2122 PROSPECT STREET WEST
JACKSONVILLE, FL 32254

**2023**

**37-1N-25-299S-0003-0180**

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

54106 BEA 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 | 12,000 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 57,000 |
| SOH/AGL Deduction | 19,399 |
| ASSESSED VALUE | 37,601 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 37,601 |
| TOTAL JUST VALUE | 57,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 52,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17007346 | CO ISSUED | 0 | 04/06/2018 |
| 1707346 | MH MOVE-ON | 0 | 03/01/2018 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2262/0480 | 3/15/2019 | TD | U | I | 11 | 100 |
| GRANTOR: TRUST NO. 37-1N-25 | | | | | | |
| GRANTEE: FOLSOM BILLY C | | | | | | |
| 1907/1016 | 3/14/2014 | QC | U | V | 11 | 100 |
| GRANTOR: L T S C LLC TRUSTEE | | | | | | |
| GRANTEE: TRUST NO 37-1N-25 | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0936 | SEPTC TANK | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2018 | 2018 | 3 | 100 | 6,000 | |
| 2 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2018 | 2018 | 3 | 100 | 6,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 12,000

| 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 | 000000 | C | VAC RES | 0 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 01/22/2019 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS