PT WILLIAM SPARKMAN DONATION
SEC 37-3N-24E IN OR 1457/1907
(EX ESMT IN OR 1457/1914)

NICHOLAS DAVID L & CONNIE M
36149 CHARIS WAY
CALLAHAN, FL 32011

2023

37-3N-24-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	564
TOTAL MARKET VALUE	564
SOH/AGL Deduction	0
ASSESSED VALUE	564
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	564
TOTAL JUST VALUE	564
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	564

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/1907	11/08/2006	WD	Q	V		18,000

GRANTOR: JUDAH MINISTRIES INC

GRANTEE: NORRIS BETTY M L/E

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	001000	C	COMMERCIAL	0	0004	CG	0.00	0.00	0.47	AC		1.00	1.00	0.10	12,000.00	1,200.00	564							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.47 Total Land Value: 564 Market: 0 Agricultural: 0 Common: 564 PRINTED 08/02/2023 BY SYS