PT FRANCIS WOODS DONATION
SEC 42-2N-25E IN OR 1898/486
BEING PARCEL "5" (EX PT IN

REAL CAPITAL VENTURES LLC
4817 6TH ST
BOULDER, CO 80304

**2023**

**42-2N-25-0000-0013-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

450507 SR 200, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 10/14/2008 DJ | LGL DATE | |
| XF DATE | | LAND DATE | 05/18/2023 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 | 86,400 |
| TOTAL MARKET VALUE | 86,400 |
| SOH/AGL Deduction | 23,151 |
| ASSESSED VALUE | 63,249 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 63,249 |
| TOTAL JUST VALUE | 86,400 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 97,200 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B24676 | DEMOLITION | 3,000 | 05/01/2011 |
| B24677 | DEMOLITION | 3,000 | 05/01/2011 |
| B24678 | DEMOLITION | 2,900 | 05/01/2011 |
| B006619 | CHNGE SRVC | 0 | 02/01/2000 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1898/0486 | 12/31/2013 | WD | U | V | 12 | 100 |
| GRANTOR: ATLANTIC COAST BANK | | | | | | |
| GRANTEE: REAL CAPITAL VENTUR | | | | | | |
| 1694/1068 | 8/23/2010 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: ATLANTIC COAST BANK | | | | | | |

### 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 | 000000 | C | VAC RES | 0 | | RS-2 | 0.00 | 0.00 | 5.40 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 86,400 | | | | | | | |

REVIEW DATE 05/18/2023 BY MLU Total Acres: 5.40 Total Land Value: 86,400 Market: 0 Agricultural: 0 Common: 86,400 PRINTED 08/02/2023 BY SYS