PT FRANCIS WOODS DONATION
SEC 42-2N-25E IN OR 1959/1632
(EX PT IN OR 2084/1982 &

BENT OAK FARMS OF CALLAHAN LLC
PO BOX 1694
CALLAHAN, FL 32011

2023

42-2N-25-0000-0013-0050

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

SR 200, 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	0
TOTAL LAND VALUE - MARKET	9,450
TOTAL MARKET VALUE	9,450
SOH/AGL Deduction	3,520
ASSESSED VALUE	5,930
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,930
TOTAL JUST VALUE	9,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	9,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1959/1632	1/26/2015	WD	Q	V	01	291,000

GRANTOR: REAL CAPITAL VENTURES
GRANTEE: BENT OAK FARMS OF C

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	0004	RS-2	0.00	0.00	0.27	AC		1.00	1.00	1.00	35,000.00	35,000.00	9,450							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.27 Total Land Value: 9,450 Market: 0 Agricultural: 0 Common: 9,450 PRINTED 08/02/2023 BY SYS