PT OF JOSEPH HIGGINBOTHAM
GRANT SEC 43-3N-25E
IN OR 2314/68

KINSEY ROBIN B REV TRUST/KINSEY ROBIN B TRUSTEE
57719 DUTCH TRAIL
CALLAHAN, FL 32011

2023

43-3N-25-0000-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	19,074
TOTAL LAND VALUE - MARKET	358,550
TOTAL MARKET VALUE	52,139
SOH/AGL Deduction	4,621
ASSESSED VALUE	47,518
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,518
TOTAL JUST VALUE	377,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2314/0068	9/25/2019	WD	U	I	11	100
GRANTOR: KINSEY ROBIN R						
GRANTEE: ROBIN B KINSEY REVO						
2286/1964	5/15/2019	WD	U	V	11	100
GRANTOR: BRADDOCK GLENN L & GW						
GRANTEE: KINSEY ROBIN R						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

DUTCH TR, CALLAHAN

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	0201	BARN WD 10	0	0	44	34	1,496.00	SF	17.00	17.00	100	2013	2013	3	75	19,074	

LAND DESCRIPTION

TOTAL OB/XF 19,074

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	005500	A	TIMBER 2 SI	0			0.00	0.00	54.71	AC		1.00	1.00	1.00	550.00	550.00	30,090							
2	005902	A	HARDWOOD SI	0			0.00	0.00	17.00	AC		1.00	1.00	1.00	175.00	175.00	2,975							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	71.71	AC		1.00	1.00	1.00	5,000.00	5,000.00	358,550							

REVIEW DATE 09/10/2020 BY KBA Total Acres: 71.71 Total Land Value: 33,065 Market: 358,550 Agricultural: 33,065 Common: 0 PRINTED 08/02/2023 BY SYS