

TRACT C IN OR 1341/315
 STEVENS PLACE SUB PBK 6/68
 {SIGN PARCEL}

FLORIDA CITRUS CENTER INC
 11765 NORTH US 301
 OXFORD, FL 34484

2023

44-2N-27-1970-000C-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY																																																																																																																																																																					
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																																																																																																																																				
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																																																																																																	
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L N	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																																																																																																																																																																						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	0		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	22,400		
TOTAL MARKET VALUE	22,400		
SOH/AGL Deduction	0		
ASSESSED VALUE	22,400		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	22,400		
TOTAL JUST VALUE	22,400		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	22,400		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/0315	8/11/2005	WD	Q	V		40,000
GRANTOR: STEVENS ROBERT C &						
GRANTEE: FLORIDA CITRUS CENT						

BUILDING NOTES										

BUILDING DIMENSIONS										

LAND DESCRIPTION					TOTAL OB/XF																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		CHT	0.00	0.00	1.00	UT		1.00	1.00	1.00	22,400.00	22,400.00	22,400							