BLOCK 5 LOT 1
PT OR 1451/1309
SPRING LAKE ESTATES #1PB 5/183

BLUE RIBBON REALTY LLC
8565 STOCKS ROAD
JACKSONVILLE, FL 32220

2023

46-2N-25-197A-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

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

SPRING LAKE DR, 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	22,750
TOTAL MARKET VALUE	22,750
SOH/AGL Deduction	8,474
ASSESSED VALUE	14,276
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,276
TOTAL JUST VALUE	22,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/1309	10/12/2006	WD	Q	I		285,000
GRANTOR: HIGGINBOTHAM CHARLES						
GRANTEE: BLUE RIBBON REALTY						
0873/1599	3/10/1999	QC	U	I	01	100
GRANTOR: HIGGINBOTHAM CHARLES						
GRANTEE: HIGGINBOTHAM CHARLE						

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	000115	C	SFR ACRES	0		RS-1	0.00	0.00	1.30	AC		1.00	1.00	0.50	35,000.00	17,500.00	22,750							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 1.30 Total Land Value: 22,750 Market: 0 Agricultural: 0 Common: 22,750 PRINTED 08/02/2023 BY SYS