PARCEL 1 PT OR 2580/1516
(EX R/W OR 1081/488 &
PT OR 685/1788)

BOSCHERT CHRISTOPHER
PSC 473 BOX 8321
FPO, AP 96349

2023

47-2N-25-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
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

450190 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 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	309,120
TOTAL MARKET VALUE	309,120
SOH/AGL Deduction	0
ASSESSED VALUE	309,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,120
TOTAL JUST VALUE	309,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/1516	7/19/2022	WD	Q	V	05	115,000
GRANTOR: CATRETT CHRISTOPHER T						
GRANTEE: BOSCHERT CHRISTOPHE						
2094/1388	1/16/2017	WD	U	V	40	80,000
GRANTOR: CONNER DOROTHY I ET A						
GRANTEE: CATRETT CHRISTOPHER						

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	009900	C	AC NON-AG	0		OR			38.64	AC		1.00	1.00	1.00	8,000.00	8,000.00	309,120							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 38.64 Total Land Value: 309,120 Market: 0 Agricultural: 0 Common: 309,120 PRINTED 08/02/2023 BY SYS