

PT OF LOT 5
IN OR 1542/814
EX R/W CASE #01-417-CA

WEST TWO HUNDRED LLC
324 6TH AVENUE NORTH
JACKSONVILLE BEACH, FL 32250

2023

47-2N-25-4080-0005-0030



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	PAGE 1 of 1																																
															VALUATION BY																																		
															Tax Group: 6										Tax Dist:																								
															BUILDING MARKET VALUE										0																								
															TOTAL MARKET OB/XF VALUE										0																								
															TOTAL LAND VALUE - MARKET										10,150																								
															TOTAL MARKET VALUE										10,150																								
															SOH/AGL Deduction										2,430																								
															ASSESSED VALUE										7,720																								
															TOTAL EXEMPTION VALUE										0																								
															BASE TAXABLE VALUE										7,720																								
DOR CODE					0000					VACANT																																							
MAP NUM										MKT AREA					08																																		
NEIGHBORHOOD/LOC					8009.00																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
TOTALS																																																	
EXTRA FEATURES					PETREE RD, CALLAHAN																																												
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																																		
LAND DESCRIPTION																	TOTAL OB/XF 0																																
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	000000	C	VAC RES	0	0007	OR	100.00	129.00	0.29	AC		1.00	1.00	1.00	35,000.00	35,000.00	10,150																																
REVIEW DATE					11/21/2022					BY					KBA					Total Acres: 0.29					Total Land Value: 10,150					Market: 0					Agricultural: 0					Common: 10,150					PRINTED 08/02/2023 BY SYS				