PT LOT 15
IN OR 2467/795
BUNKER HILL SUB PB O/17

MARTINEZ ALLYSON & ANTHONY MICHAEL/MARTINEZ MARY M
450357 SR 200
CALLAHAN, FL 32011

2023

47-2N-25-4080-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

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

SR 200, 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	4,364
TOTAL LAND VALUE - MARKET	56,000
TOTAL MARKET VALUE	60,364
SOH/AGL Deduction	0
ASSESSED VALUE	60,364
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,364
TOTAL JUST VALUE	60,364
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2467/0795	5/23/2021	QC	U	V	11	100

GRANTOR: MARTINEZ ANTHONY MICH

GRANTEE: MARTINEZ ALLYSON NI

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	0300	BOAT DCK W	0	0	16	6	96.00	SF	40.00	40.00	100	1982	1982	3	20	768	
2	0351	CARPORT MT	0	0	31	29	899.00	SF	10.00	10.00	100	2008	2008	3	40	3,596	

LAND DESCRIPTION

TOTAL OB/XF 4,364

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	000001	C	V RS W/XFOB	0			0.00	0.00	1.60	AC		1.00	1.00	1.00	35,000.00	35,000.00	56,000							

REVIEW DATE 07/27/2021 BY KBA Total Acres: 1.60 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 08/02/2023 BY SYS