PT OF LOT 11
IN OR 2368/1737
SUB SEC 49 PB 2/15

RIBEIRO STEPHEN A/RIBEIRO AHMIA J A
541476 LEM TURNER RD
CALLAHAN, FL 32011

2023

49-2N-25-4100-0011-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

44086 CROCKET PL, 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	14,564
TOTAL LAND VALUE - MARKET	43,750
TOTAL MARKET VALUE	58,314
SOH/AGL Deduction	0
ASSESSED VALUE	58,314
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,314
TOTAL JUST VALUE	58,314
NCON VALUE	12,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2368/1737	6/12/2020	SW	Q	I	01	75,000
GRANTOR: J&D PROPERTIES OF JAC						
GRANTEE: RIBEIRO STEPHEN A &						
2071/0131	9/09/2016	SW	U	I	18	32,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: J&D PROPERTIES OF J						

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
2	0812	CONCRETE C	0	0	0	0	1,176.00	SF	4.00	4.00	100	1987	1987	3	54.5	2,564	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
6	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 14,564

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.25	35,000.00	43,750.00	43,750							

REVIEW DATE 01/04/2023 BY KW Total Acres: 1.00 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 08/02/2023 BY SYS