PT LOT 4
PT OR 2259/856
BEING ONLY PT LYING N OF LANDS

COLLINS JOHNATHAN D & MEAGEN N
44360 CATTLE BEND LN
CALLAHAN, FL 32011

2023

49-2N-25-4160-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

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

CATTLE BEND DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	21,000
TOTAL MARKET VALUE	21,000
SOH/AGL Deduction	5,028
ASSESSED VALUE	15,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,972
TOTAL JUST VALUE	21,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2259/0856	3/05/2019	WD	Q	I	05	299,000
GRANTOR: ARNOLD CHRISTOPHER						
GRANTEE: COLLINS JOHNATHAN D						
1888/1537	11/12/2013	QC	U	V	11	100
GRANTOR: *CONFIDENTAL*						
GRANTEE: *CONFIDENTAL*						

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	000000	C	VAC RES	0			0.00	0.00	0.60	AC		1.00	1.00	1.00	35,000.00	35,000.00	21,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.60 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 08/02/2023 BY SYS