PT OR 622/867
(EX 1-2 & OR 1986/61)
R/W ACCESS ROAD

LLOYD CHERYL JOY/WHITLEY MICHAEL E
56001 OSCAR LANE
CALLAHAN, FL 32011

2023

49-3N-25-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

OSCAR LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	77,760
TOTAL MARKET VALUE	1,771
SOH/AGL Deduction	0
ASSESSED VALUE	1,771
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,771
TOTAL JUST VALUE	77,760
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
0622/0867	3/21/1991	WD	U	I	07	100
GRANTOR: VANZANT ROLLAND P/R						
GRANTEE: LLOYD CHERYL JOY						
0601/0944	7/10/1990	PR	U	I	01	100
GRANTOR: VANZANT ROLLAND P/R						
GRANTEE: LLOYD CHERYL JOY						

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	4.32	AC		1.00	1.00	1.00	410.00	410.00	1,771							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	4.32	AC		1.00	1.00	1.00	18,000.00	18,000.00	77,760							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 4.32 Total Land Value: 1,771 Market: 77,760 Agricultural: 1,771 Common: 0 PRINTED 08/02/2023 BY SYS