LOTS 7 8 28 30 THRU 38
IN OR 2540/361
BRANDIES 2ND ADD

SLUDER SHAWN
45059 TAYLOR RD
CALLAHAN, FL 32011

2023

51-2N-25-4190-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	07
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

45059 TAYLOR RD, 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	12,000
TOTAL LAND VALUE - MARKET	20,466
TOTAL MARKET VALUE	32,466
SOH/AGL Deduction	0
ASSESSED VALUE	32,466
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,466
TOTAL JUST VALUE	32,466
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2540/0361	2/05/2022	QC	U	I	11	100
GRANTOR: SLUDER DOUGLAS						
GRANTEE: SLUDER SHAWN						
2292/0408	7/16/2019	QC	U	I	11	100
GRANTOR: SLUDER SHAWN						
GRANTEE: SLUDER DOUGLAS						

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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		OR	0.00	0.00	3.79	AC		1.00	1.00	0.30	18,000.00	5,400.00	20,466							

REVIEW DATE 05/21/2021 BY KBA Total Acres: 3.79 Total Land Value: 20,466 Market: 0 Agricultural: 0 Common: 20,466 PRINTED 08/02/2023 BY SYS