LOT 20
IN OR 1641/1049
ARTHUR JONES SURVEY OR 75/281

PRYOR VERONICA VICTORIA
645 DUFF DRIVE
WINTER GARDEN, FL 34787

2023

51-2N-25-4240-0020-0000

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

45178 PAGE ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
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	8,000
TOTAL MARKET VALUE	8,000
SOH/AGL Deduction	0
ASSESSED VALUE	8,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,000
TOTAL JUST VALUE	8,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1960	REMODEL	1,381	05/08/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1641/1049	9/29/2009	TX	U	I	11	4,300

GRANTOR: CLERK OF COURT
GRANTEE: PRYOR VERONICA VICT

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	1.00	UT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 06/02/2023 BY MLU Total Acres: 0.00 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000 PRINTED 08/02/2023 BY SYS