PT OF THE NW1/4 OF
SEC 01-1N-24E IN OR 2398/258
(EX PT IN OR 2156/371 &

G&H LAND & TIMBER INVESTMENTS LLC
P O BOX 1694
CALLAHAN, FL 32011

2024

01-1N-24-0000-0002-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

44211 COW BIRD LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	285,360
TOTAL MARKET VALUE	285,360
SOH/AGL Deduction	47,977
ASSESSED VALUE	237,383
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,383
TOTAL JUST VALUE	285,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2398/0258	9/30/2020	WD	U	V	11	100
GRANTOR: LABLOND CLARK						
GRANTEE: G&H LAND AND TIMBER						
2397/1056	9/24/2020	WD	Q	I	01	275,000
GRANTOR: GUYLEE LLC						
GRANTEE: LABLOND CLARK						

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	009900	C	AC NON-AG	0	0007	OR	0.00	0.00	35.67	AC		1.00	1.00	1.00	8,000.00	8,000.00	285,360							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 35.67 Total Land Value: 285,360 Market: 0 Agricultural: 0 Common: 285,360 PRINTED 08/06/2024 BY SYS