IN OR 1716/1690

NASSAU DEV TRUST/MURPHY WILLIAM F TRUSTEE
3191 CORAL WAY SUITE 403A
MIAMI, FL 33145

2024

03-2N-25-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	08
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

DAVIS RD, 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: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	315,500
TOTAL MARKET VALUE	315,500
SOH/AGL Deduction	48,271
ASSESSED VALUE	267,229
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,229
TOTAL JUST VALUE	315,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1716/1690	12/28/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: MURPHY WILLIAM F TR						
1428/0231	7/14/2006	QC	U	V	10	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: MOORE FRANCES J & J						

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		OR	0.00	0.00	63.10	AC		1.00	1.00	1.00	5,000.00	5,000.00	315,500							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 63.10 Total Land Value: 315,500 Market: 0 Agricultural: 0 Common: 315,500 PRINTED 08/06/2024 BY SYS