PARCEL 10 & LOT 52 OF
GRAY GABLES PB 0/52
SEC 4-1N-25 & PARCEL 9

EAGLES CLAW LLC
35393 BRADDOCK ROAD
CALLAHAN, FL 32011

2024

04-1N-25-0000-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5300	CROPLAND CLASS 3	
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

US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	01/31/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	601,920
TOTAL MARKET VALUE	70,560
SOH/AGL Deduction	0
ASSESSED VALUE	70,560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,560
TOTAL JUST VALUE	601,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	601,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7753	MH MOVE-ON	10,500	03/29/1989
7650	MH MOVE-ON	14,900	01/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2569/0112	5/23/2022	WD	Q	V	01	2,100,000
GRANTOR: CLARY GLADYS G						
GRANTEE: EAGLES CLAW LLC						
2420/0680	10/02/2020	PR	U	V	11	100
GRANTOR: CLARY ARCHIE A ET AL						
GRANTEE: CLARY GLADYS G						

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	005300	A	CROPLAND 3	0		OR	0.00	0.00	189.60	AC		1.00	1.00	1.00	350.00	350.00	66,360							
2	005930	A	TIMB SWAMP	0		OR	0.00	0.00	84.00	AC		1.00	1.00	1.00	50.00	50.00	4,200							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	273.60	AC		1.00	1.00	1.00	2,200.00	2,200.00	601,920							

REVIEW DATE 01/31/2024 BY DC Total Acres: 273.60 Total Land Value: 70,560 Market: 601,920 Agricultural: 70,560 Common: 0 PRINTED 08/06/2024 BY SYS