LOT 44
IN OR 2334/132
CONSERV ESMT PT OR 993/821

RIDDLE ANIKA K
44078 CHARWOOD DR
CALLAHAN, FL 32011

**2024**

**04-1N-25-276C-0044-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0001 | VAC W/XFOB | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8006.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 12,960 |
| TOTAL LAND VALUE - MARKET | 75,600 |
| TOTAL MARKET VALUE | 88,560 |
| SOH/AGL Deduction | 25,110 |
| ASSESSED VALUE | 63,450 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 63,450 |
| TOTAL JUST VALUE | 88,560 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 88,560 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2210865 | SHED | 28,719 | 12/01/2022 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2334/0132 | 12/20/2019 | WD | Q | V | 01 | 34,500 |
| GRANTOR: MOORE ELIZABETH A & C | | | | | | |
| GRANTEE: RIDDLE ANIKA K | | | | | | |
| 2334/0131 | 12/20/2019 | PR | U | V | 19 | 100 |
| GRANTOR: ANDERSON CHRISTIE L P | | | | | | |
| GRANTEE: RIDDLE ANIKA K | | | | | | |

44848 PINEBREEZE CIR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/30/2023 MLU |
| INC DATE | | AG DATE | |

### 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 | 0940 | SHEDS/PORT | 0 | 0 | 36 | 12 | 432.00 | SF | 30.00 | 30.00 | 100 | 2023 | 2023 | | 100 | 12,960 | |

### LAND DESCRIPTION

TOTAL OB/XF 12,960

| 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 | 0006 | OR | 0.00 | 0.00 | 2.10 | AC | | 1.00 | 1.00 | 0.80 | 45,000.00 | 36,000.00 | 75,600 | | | | | | | |

REVIEW DATE 07/21/2023 BY KWX Total Acres: 2.10 Total Land Value: 75,600 Market: 0 Agricultural: 0 Common: 75,600 PRINTED 08/06/2024 BY SYS