LOTS 30 & 31
IN OR 2226/1826
GRAY GABLES SUB PB 0/52

ASPINWALL SHERRY L
P O BOX 1717
CALLAHAN, FL 32011

2024

04-1N-25-2780-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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

CUSHMAN RD, 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	7,920
TOTAL LAND VALUE - MARKET	128,000
TOTAL MARKET VALUE	10,880
SOH/AGL Deduction	1,891
ASSESSED VALUE	8,989
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,989
TOTAL JUST VALUE	135,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703128	XFOB	0	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2226/1826	9/28/2018	PR	U	V	19	100
GRANTOR: ASPINWALL SHERRY L P/						
GRANTEE: ASPINWALL SHERRY L						
0858/0075	12/07/1998	WD	U	V	01	100
GRANTOR: THOMAS JACK P & ALEXI						
GRANTEE: THOMAS JACK P & ALE						

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	0200	BARN WD 0-	0	0	0	0	440.00	SF	20.00	20.00	100	2019	2019	3	90	7,920	

LAND DESCRIPTION

TOTAL OB/XF 7,920

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	006005	A	PAST/GRAZE	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	370.00	370.00	2,960							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	128,000							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 8.00 Total Land Value: 2,960 Market: 128,000 Agricultural: 2,960 Common: 0 PRINTED 08/06/2024 BY SYS