PT OF SECS 05-1N-24E, 06-1N-24E, 07-1N-24E, & 08-1N-24E IN OR 265

DAWSON JAMES E & CAROLYN
19216 RIDGELAKE DR
LUTZ, FL 33549

2024

05-1N-24-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5601	TIMBER 2-3 SI 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

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

OLD BALDWIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2024 DC
INC DATE		AG DATE	04/16/2024 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	694,500
TOTAL MARKET VALUE	304,010
SOH/AGL Deduction	0
ASSESSED VALUE	304,010
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	304,010
TOTAL JUST VALUE	694,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	515,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/942	6/29/2023	WD	Q	V	02	775,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: DAWSON JAMES E & CA						
2650/911	6/26/2023	QC	U	V	11	100
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: G&H LAND & TIMBER I						

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	000115	C	SFR ACRES	0		OR			19.90	AC		1.00	1.00	1.00	14,000.00	14,000.00	278,600							
2	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	47.78	AC		1.00	1.00	1.00	350.00	350.00	16,723							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	31.60	AC		1.00	1.00	1.00	225.00	225.00	7,110							
4	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	3.80	AC		1.00	1.00	1.00	415.00	415.00	1,577							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	83.18	AC		1.00	1.00	1.00	5,000.00	5,000.00	415,900							

REVIEW DATE 04/16/2024 BY DC Total Acres: 103.08 Total Land Value: 304,010 Market: 415,900 Agricultural: 25,410 Common: 278,600 PRINTED 08/06/2024 BY SYS