LOT 6
IN OR 1914/1611
PENNY HADDOCK ESTATES PB 5/338

SCAFF LIVING TRUST/SCAFF BETTY S TRUSTEE
613957 RIVER RD
CALLAHAN, FL 32011

2024

05-4N-24-1630-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

PENNY HADDOCK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	306,560
TOTAL MARKET VALUE	15,041
SOH/AGL Deduction	0
ASSESSED VALUE	15,041
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,041
TOTAL JUST VALUE	306,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1914/1611	2/19/2014	WD	U	V	11	100
GRANTOR: SCAFF AUDREY JULIAN &						
GRANTEE: SCAFF AUDREY J & BE						
1177/1454	10/03/2003	WD	Q	V		155,000
GRANTOR: KNOWLES DELMAR LEE						
GRANTEE: SCAFF AUDREY & BETT						

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	34.49	AC		1.00	1.00	1.00	415.00	415.00	14,313							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.83	AC		1.00	1.00	1.00	190.00	190.00	728							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	38.32	AC		1.00	1.00	1.00	8,000.00	8,000.00	306,560							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 38.32 Total Land Value: 15,041 Market: 306,560 Agricultural: 15,041 Common: 0 PRINTED 08/06/2024 BY SYS