LOT 241
PT OR 2040/1565
SWALLOWFORK ESTATES PHASE 2

PARKER-CREIGHTON MILLICENT
14434 LAKE UNDERHILL ROAD
ORLANDO, FL 32828

2024

06-1N-25-199S-0241-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8007.00		

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

BREEZY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	30,000
SOH/AGL Deduction	14,627
ASSESSED VALUE	15,373
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,373
TOTAL JUST VALUE	30,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2040/1565	3/30/2016	SW	U	V	11	100
GRANTOR: CREIGHTON MILLICENT &						
GRANTEE: PARKER-CREIGHTON MI						
1398/0746	3/23/2006	WD	U	V	09	17,000
GRANTOR: HIGGINBOTHAM NORWOOD						
GRANTEE: CREIGHTON MILLICENT						

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	000000	C	VAC RES	0	0005	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 03/13/2024 BY MLU Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS