IN OR 2400/1693

MEEKS GARY L & APRIL C
54051 HONEYSUCKLE LN
CALLAHAN, FL 32011

2024

06-1S-23-0000-0001-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

WINDSOCK LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/14/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	138,000
TOTAL MARKET VALUE	138,000
SOH/AGL Deduction	71,876
ASSESSED VALUE	66,124
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,124
TOTAL JUST VALUE	138,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2400/1693	10/15/2020	WD	U	V	37	7,600
GRANTOR: LANG HAZEL J						
GRANTEE: MEEKS GARY L & APRI						
0489/0752	5/01/1986	WD	U	V		13,500
GRANTOR:						
GRANTEE:						

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		OR	0.00	0.00	3.68	AC		1.00	1.00	1.50	25,000.00	37,500.00	138,000							

REVIEW DATE 06/14/2023 BY MLU Total Acres: 3.68 Total Land Value: 138,000 Market: 0 Agricultural: 0 Common: 138,000 PRINTED 08/06/2024 BY SYS