BLOCK 7 LOTS 2 & 3
PT OR 692/1877
EX S-2 OF LOT 2 &

HAGAN DONALD G & ANN B TRSTS
615896 RIVER RD
CALLAHAN, FL 32011

2024

08-3N-24-2380-0007-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

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

US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,548
TOTAL MARKET VALUE	60,548
SOH/AGL Deduction	9,265
ASSESSED VALUE	51,283
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,283
TOTAL JUST VALUE	60,548
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0692/1877	11/29/1993	QC	U	V	07	100
GRANTOR: HAGAN DONALD & ANN B						
GRANTEE: HAGAN DONALD ETAL						
0689/0920	10/01/1993	QC	U	V	09	100
GRANTOR: HAGAN DONALD & ANN						
GRANTEE: HAGAN DONALD ETAL						

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	001000	C	COMMERCIAL	0		C-1	- 0.00	0.00	121,096.00	SF		1.00	1.00	1.00	0.50	0.50	60,548							

REVIEW DATE 06/07/2022 BY HSA Total Acres: 0.00 Total Land Value: 60,548 Market: 0 Agricultural: 0 Common: 60,548 PRINTED 08/06/2024 BY SYS