PT OR 829/450
ESMT IN OR 411/92

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2024

09-2N-25-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

MUSSLEWHITE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		6,000
TOTAL LAND VALUE - MARKET		29,160
TOTAL MARKET VALUE		35,160
SOH/AGL Deduction		19,747
ASSESSED VALUE		15,413
TOTAL EXEMPTION VALUE	03	15,413
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		35,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		35,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0829/0450	4/08/1998	WD	U	I	09	156,000
GRANTOR: DAVIS VANGELENA ETAL						
GRANTEE: NASSAU COUNTY						
0387/0247	5/01/1983	WD	U	V		100
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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	008000	C	VAC GVRNMNTL	0		OR	0.00	0.00	0.72	AC		1.00	1.00	1.35	30,000.00	40,500.00	29,160							

REVIEW DATE 04/05/2022 BY DCA Total Acres: 0.72 Total Land Value: 29,160 Market: 0 Agricultural: 0 Common: 29,160 PRINTED 08/06/2024 BY SYS