PT OF SEC 9-1N-25E
IN OR 2377/1813 &
PT GOVT LOT 4 OF SEC 10-1N-25E

GREEN IRVIN DEAMAN & FAY J L/E/
54222 FARAWAY PLACE
CALLAHAN, FL 32011

2024

10-1N-25-0000-0006-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8028.00		

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

FARAWAY PL, CALLAHAN

BLD DATE		LGL DATE	05/19/2023 MLU
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	0
TOTAL LAND VALUE - MARKET	144,960
TOTAL MARKET VALUE	47,595
SOH/AGL Deduction	11,256
ASSESSED VALUE	36,339
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,339
TOTAL JUST VALUE	144,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2377/1813	7/14/2020	WD	U	I	37	75,000

GRANTOR: GREEN IRVIN DEAMAN &

GRANTEE: SINGLEY JENNY G

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	000115	C	SFR ACRES	0		OR	0.00	0.00	3.00	AC		1.00	1.00	0.80	18,000.00	14,400.00	43,200							
2	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	730.00	730.00	2,920							
3	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	795.00	795.00	795							
4	005010	A	SVCE ACRGE	0		OR	0.00	0.00	1.36	AC		1.00	1.00	1.00	500.00	500.00	680							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	6.36	AC		1.00	1.00	1.00	16,000.00	16,000.00	101,760							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 9.36 Total Land Value: 47,595 Market: 101,760 Agricultural: 4,395 Common: 43,200 PRINTED 08/06/2024 BY SYS