LOT 14
IN OR 1185/1387
ESMT PT OR 1849/175

STEWART WILLIAM
PO BOX 1151
CALLAHAN, FL 32011-1151

2024

11-1N-24-2180-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

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

34505 LEMONWOOD LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/14/2023 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	76,000
TOTAL MARKET VALUE	76,000
SOH/AGL Deduction	40,983
ASSESSED VALUE	35,017
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,017
TOTAL JUST VALUE	76,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1185/1387	11/03/2003	QC	U	V	05	16,200
GRANTOR: NICHOLS ESPERETA ROCH						
GRANTEE: STEWART WILLIAM						
0430/0174	8/01/1984	QC	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

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	0007	OR	0.00	0.00	10.00	AC		1.00	1.00	0.40	19,000.00	7,600.00	76,000							

REVIEW DATE 06/14/2023 BY MLU Total Acres: 10.00 Total Land Value: 76,000 Market: 0 Agricultural: 0 Common: 76,000 PRINTED 08/06/2024 BY SYS