PT LOT 60 OF SEC 11-1N-24E &
PT LOT 69 OF SEC 14-1N-24E &
PT ABND R/W ADJACENT THERETO

JORDAN ALFRED E
PO BOX 351318
JACKSONVILLE, FL 32235

2024

11-1N-24-2180-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
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

THOMAS CREEK RD, 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	65,250
TOTAL MARKET VALUE	65,250
SOH/AGL Deduction	15,643
ASSESSED VALUE	49,607
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,607
TOTAL JUST VALUE	65,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412494	NEW CONSTR	125,019	01/03/2004
6563	CHNGE SRVC	0	03/20/1990
7845	MH MOVE-ON	17,000	06/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1627/1954	10/01/2008	QC	U	V	19	100
GRANTOR: JORDAN BUILDERS INC						
GRANTEE: JORDAN ALFRED E						
1140/1155	5/28/2003	WD	Q	V		40,000
GRANTOR: BEVILLE JAMES F & RUB						
GRANTEE: JORDAN BUILDERS INC						

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	4.35	AC		1.00	1.00	0.60	25,000.00	15,000.00	65,250							

REVIEW DATE 09/11/2023 BY WWA Total Acres: 4.35 Total Land Value: 65,250 Market: 0 Agricultural: 0 Common: 65,250 PRINTED 08/06/2024 BY SYS