PT NE1/4 & PT NW1/4 PAR 1
IN OR 1393/1258
(EX OR 1387/1214 &

DOUGLAS BRUCE LEE
45082 ARIELS TRAIL
CALLAHAN, FL 32011

2024

12-2N-24-0000-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5901	HARDWOOD SI 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

ARIELS TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/31/2024 DC
INC DATE		AG DATE	05/31/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	241,843
TOTAL MARKET VALUE	24,034
SOH/AGL Deduction	1,750
ASSESSED VALUE	22,284
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,284
TOTAL JUST VALUE	241,843
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2710/746	5/07/2024	QC	U	V	11	100
GRANTOR: SHEPPERD JOYCE L						
GRANTEE: DOUGLAS BRUCE LEE						
1393/1258	3/06/2006	QC	U	I	01	100
GRANTOR: SHEPPERD CLARENCE W J						
GRANTEE: SHEPPERD JOYCE L						

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	005902	A	HARDWOOD SI	0		OR	0.00	0.00	25.00	AC		1.00	1.00	1.00	190.00	190.00	4,750							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	24.16	AC		1.00	1.00	1.00	555.00	555.00	13,409							
3	009530	C	POND	0		OR	0.00	0.00	2.35	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,875							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	49.16	AC		1.00	1.00	0.60	8,000.00	4,800.00	235,968							

REVIEW DATE 05/31/2024 BY DC Total Acres: 51.51 Total Land Value: 24,034 Market: 235,968 Agricultural: 18,159 Common: 5,875 PRINTED 08/06/2024 BY SYS