PT OF SW/14 OF NW1/4 &
PT OF SE1/4 OF NW1/4
IN OR 2407/1359

EASTON MEL FARMS INC
35393 BRADDOCK ROAD
CALLAHAN, FL 32011

**2024**

**12-2N-24-0000-0003-0090**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 6000 | PASTURELAND 1 | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

BRADDOCK RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 3,205 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 3,834 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 3,834 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 3,834 |
| TOTAL JUST VALUE | 63,205 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 63,351 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MHU95864 | MH MOVE-ON | 0 | 04/01/1995 |
| 7648 | CHNGE SRVC | 0 | 08/20/1991 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2407/1359 | 10/08/2020 | QC | U | I | 11 | 100 |
| GRANTOR: FOURAKER NORMA | | | | | | |
| GRANTEE: EASTON MEL FARMS IN | | | | | | |
| 0794/1262 | 5/28/1997 | WD | Q | I | | 17,000 |
| GRANTOR: GONZALEZ TERESA S | | | | | | |
| GRANTEE: FOURAKER NORMA | | | | | | |

### 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 | 0474 | VF 4 RAIL | 0 | 0 | 0 | 0 | 1,050.00 | LF | 4.63 | 4.63 | 100 | 2005 | 2005 | 3 | 66 | 3,205 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,205

| 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 | 006005 | A | PAST/GRAZE | 0 | | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 0.85 | 370.00 | 314.50 | 629 | | | | | | | |
| 2 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 60,000 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.00 Total Land Value: 629 Market: 60,000 Agricultural: 629 Common: 0 PRINTED 08/06/2024 BY SYS