PT OF SW1/4 OF NW1/4 OF
SEC 12-2N-24E IN OR 1943/382

EASTON MEL FARMS INC
35393 BRADDOCK RD
CALLAHAN, FL 32011

2024

12-2N-24-0000-0003-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 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

35283 BRADDOCK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 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	86,000
TOTAL MARKET VALUE	1,428
SOH/AGL Deduction	0
ASSESSED VALUE	1,428
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,428
TOTAL JUST VALUE	86,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1943/0382	10/21/2014	WD	Q	V	01	41,300

GRANTOR: HIGGINBOTHAM ALBERT L

GRANTEE: EASTON MEL FARMS IN

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	3.44	AC		1.00	1.00	1.00	415.00	415.00	1,428							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	3.44	AC		1.00	1.00	1.00	25,000.00	25,000.00	86,000							

REVIEW DATE 06/15/2023 BY MLU Total Acres: 3.44 Total Land Value: 1,428 Market: 86,000 Agricultural: 1,428 Common: 0 PRINTED 08/06/2024 BY SYS