GOVT LOT 1 OF SEC 12-2N-25E
LYING S OF SR 200 (EX PT IN
PBK 5-230,PT R/W IN

ST JOHNS RIVER WATER MGMT DIST/BOARD OF TRUSTEES O
& BOARD OF TRSTEES OF INTERNAL, IMP TRST FUND THE STATE OF F
PALATKA, FL 32177

2024

12-2N-25-0000-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		18,570
TOTAL MARKET VALUE		18,570
SOH/AGL Deduction		10,331
ASSESSED VALUE		8,239
TOTAL EXEMPTION VALUE	05	8,239
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		18,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1313/0786	4/29/2005	WD	U	V	09	25,085,900
GRANTOR: THREE RIVERS TIMBER L						
GRANTEE: ST JOHNS RIVER WATE						
1310/0902	4/18/2005	QC	U	V	06	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: THREE RIVERS TIMBER						

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	008700	C	STATE	0		OR	0.00	0.00	12.38	AC		1.00	1.00	0.10	15,000.00	1,500.00	18,570							

REVIEW DATE 05/24/2023 BY MLU Total Acres: 12.38 Total Land Value: 18,570 Market: 0 Agricultural: 0 Common: 18,570 PRINTED 08/06/2024 BY SYS