PT OF SW1/4 OF NW1/4 OF
SEC 14-2N-25E IN OR 1933/1252
BEING TRACTS "1" & "2"

THOMAS TANYA E
55055 MOUNT OLIVE ROAD
CALLAHAN, FL 32011

2024

14-2N-25-0000-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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

THOMAS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 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	54,000
TOTAL MARKET VALUE	1,110
SOH/AGL Deduction	0
ASSESSED VALUE	1,110
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,110
TOTAL JUST VALUE	54,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1933/1252	8/22/2014	WD	U	I	11	100
GRANTOR: THOMAS MARK Q						
GRANTEE: CLEMONS TANYA ELESE						
1695/1132	8/17/2010	QC	U	I	11	100
GRANTOR: BRYANT DONNA						
GRANTEE: THOMAS MARK Q						

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	006005	A	PAST/GRAZE	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	370.00	370.00	1,110							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 3.00 Total Land Value: 1,110 Market: 54,000 Agricultural: 1,110 Common: 0 PRINTED 08/06/2024 BY SYS