PT OF LOT 27
IN OR 2715/1082
RATLIFF ACRES UNR

GOODWIN LAND COMPANY LLC
2800 N 6TH ST APT 5010
ST AUGUSTINE, FL 32084

2024

16-1N-25-2900-0027-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

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

RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	102,550
TOTAL MARKET VALUE	102,550
SOH/AGL Deduction	49,675
ASSESSED VALUE	52,875
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,875
TOTAL JUST VALUE	102,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/1082	4/12/2024	WD	Q	V	01	70,000
GRANTOR: HOSKINS EVELYN						
GRANTEE: GOODWIN LAND COMPAN						
0891/1394	7/19/1999	WD	Q	V		18,000
GRANTOR: ADDISON BENJAMIN E						
GRANTEE: HOSKINS EVELYN & ST						

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	000115	C	SFR ACRES	0		OR	0.00	0.00	2.93	AC		1.00	1.00	1.00	35,000.00	35,000.00	102,550							

REVIEW DATE 08/21/2020 BY KBA Total Acres: 2.93 Total Land Value: 102,550 Market: 0 Agricultural: 0 Common: 102,550 PRINTED 08/06/2024 BY SYS