LOT 31 SEC 20-1N-25
IN OR 1764/1798
EX S-1 & S-2

BLACKSHEAR JOHN D JR & MONIKA
43154 WOODLAND LANE
CALLAHAN, FL 32011

2024

16-1N-25-2900-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

WOODLAND LN, 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	7,168
TOTAL LAND VALUE - MARKET	11,200
TOTAL MARKET VALUE	18,368
SOH/AGL Deduction	5,351
ASSESSED VALUE	13,017
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,017
TOTAL JUST VALUE	18,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,368

OWNER LIVES ON ADJCNT PRCL: 0031-0010 @ 43154 WOOD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5358	GARAGE	22,750	12/08/1988
5564	NEW CONSTR	200	12/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1764/1798	11/14/2011	QC	U	I	11	100
GRANTOR: BLACKSHEAR PEGGY J TR						
GRANTEE: BLACKSHEAR JOHN D J						
0747/0894	12/29/1995	WD	U	I	01	100
GRANTOR: BLACKSHEAR PEGGY J						
GRANTEE: BLACKSHEAR PEGGY J						

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	0510	GARAGE WD-	0	0	32	32	1,024.00	SF	35.00	35.00	100	1977	1977	3	20	7,168	

LAND DESCRIPTION

TOTAL OB/XF 7,168

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	000001	C	V RS W/XFOB	0	0006	OR	0.00	0.00	0.32	AC		1.00	1.00	1.00	35,000.00	35,000.00	11,200							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.32 Total Land Value: 11,200 Market: 0 Agricultural: 0 Common: 11,200 PRINTED 08/06/2024 BY SYS