

SE1/4 OF SW1/4
IN OR 2038/1916 SEC 16-2N-25E
(EX 8-1 8-2 & 8-3, OR 2605/1422,

JONES GREGORY S & WILLIAMS MELANIE JONES
45151 HERITAGE PL
CALLAHAN, FL 32011

2024

16-2N-25-0000-0008-0040


BUILDING CHARACTERISTICS													MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION										TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																								
																							VALUATION BY Tax Group: 6 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 264,100 TOTAL MARKET VALUE 264,100 SOH/AGL Deduction 0 ASSESSED VALUE 264,100 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 264,100 TOTAL JUST VALUE 264,100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 264,100																									
																							PERMIT NUM DESCRIPTION AMT ISSUED																									
																							SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2038/1916</td> <td>3/29/2016</td> <td>WD</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: JONES LAURA LOUELLA A GRANTEE: JONES LAURA LOUELLA												OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	2038/1916	3/29/2016	WD	U	I	11	100
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TOTALS EXTRA FEATURES: HERITAGE PL, CALLAHAN																																																
L N	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	BUILDING DIMENSIONS																															
																	TOTAL OB/XF						0																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																								
1	000000	C	VAC RES	0		OR	0.00	0.00	18.86	AC		1.00	1.00	1.00	14,000.00	14,000.00	264,040																															
2	009400	C	RIGHTOFWAY	0		OR			0.60	AC		1.00	1.00	1.00	100.00	100.00	60																															
REVIEW DATE 05/19/2023 BY MLU Total Acres: 19.46 Total Land Value: 264,100 Market: 0 Agricultural: 0 Common: 264,100 PRINTED 08/06/2024 BY SYS																																																