

PT OF GOV'T LOT 2 S OF SR 200
IN OR 1890/708
EX R/W OR 1017/870

BASS ROBIN
5645 DUNN AVE
JACKSONVILLE, FL 32218

2024

16-2N-25-0000-0009-0020



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	PAGE 1 of 1																			
															VALUATION BY STANDARD																					
					Tax Group: 6										Tax Dist:																					
					BUILDING MARKET VALUE										0																					
					TOTAL MARKET OB/XF VALUE										0																					
					TOTAL LAND VALUE - MARKET										56,280																					
					TOTAL MARKET VALUE										56,280																					
					SOH/AGL Deduction										23,120																					
					ASSESSED VALUE										33,120																					
					TOTAL EXEMPTION VALUE										0																					
					BASE TAXABLE VALUE										33,120																					
DOR CODE					0000					VACANT																										
MAP NUM										MKT AREA					08																					
NEIGHBORHOOD/LOC					8026.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
TOTALS																																				
EXTRA FEATURES					SR 200, 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																					
																	BLD DATE										LGL DATE									
																	XF DATE										LAND DATE									
																	INC DATE										AG DATE									
LAND DESCRIPTION																	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	000115	C	SFR ACRES	0		OR	0.00	0.00	2.01	AC		1.00	1.00	0.80	35,000.00	28,000.00	56,280																			
REVIEW DATE 01/14/2021 BY KBA Total Acres: 2.01 Total Land Value: 56,280 Market: 0 Agricultural: 0 Common: 56,280 PRINTED 08/06/2024 BY SYS																																				