PARCEL 1 & LOTS 5,6,7 OF
DUNN SURVEY E. OF R/W &
WEST OF CREEK

SLAGLE MORRISON JR & CINDY L
54075 HONEYSUCKLE LANE
CALLAHAN, FL 32011

2024

16-3N-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

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

US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	61,100
TOTAL MARKET VALUE	61,100
SOH/AGL Deduction	0
ASSESSED VALUE	61,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,100
TOTAL JUST VALUE	61,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2507/0497	9/29/2021	QC	U	V	11	100
GRANTOR: SLAGLE MORRISON JR						
GRANTEE: SLAGLE MORRISON JR						
2504/1162	9/29/2021	PR	U	V	19	100
GRANTOR: SLAGLE CINDY L P/R OF						
GRANTEE: SLAGLE MORRISON JR						

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	001000	C	COMMERCIAL	0		C-1	- 0.00	0.00	5.56	AC		1.00	1.00	1.00	10,000.00	10,000.00	55,600							
2	009600	C	WASTELAND	0		C-1	- 0.00	0.00	2.20	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,500							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 7.76 Total Land Value: 61,100 Market: 0 Agricultural: 0 Common: 61,100 PRINTED 08/06/2024 BY SYS