LOT 7
TUPELO PLANTATION WEST PB 8/17

LANDREVILLE KEVIN MICHAEL & HELEN ANN
451493 OLD DIXIE HWY
CALLAHAN, FL 32011

2024

17-1N-24-2091-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

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

34459 MITIGATION TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	91,140
TOTAL MARKET VALUE	91,140
SOH/AGL Deduction	27,180
ASSESSED VALUE	63,960
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,960
TOTAL JUST VALUE	91,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2659/624	8/04/2023	WD	Q	V	01	100,000
GRANTOR: SPENCER GEORGE A						
GRANTEE: LANDREVILLE KEVIN M						
2392/1861	9/14/2020	WD	Q	V	01	80,000
GRANTOR: ROSARIO-DIAZ FAMILY R						
GRANTEE: SPENCER GEORGE A						

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	000000	C	VAC RES	0		PUD	0.00	0.00	3.42	AC		1.00	1.00	1.00	24,000.00	24,000.00	82,080							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	4.53	AC		1.00	1.00	1.00	2,000.00	2,000.00	9,060							

REVIEW DATE 03/28/2024 BY MLU Total Acres: 7.95 Total Land Value: 91,140 Market: 0 Agricultural: 0 Common: 91,140 PRINTED 08/06/2024 BY SYS