PT OF NE1/4 IN OR 2307/854
ESMT IN OR 2326/950 &
OR 2326/952

COLLINS ROBERT S & MISTY ELIZABETH FAITH/COLLINS C
45002 LAUREL LANE
CALLAHAN, FL 32011

2024

17-2N-25-0000-0003-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

LAUREL 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	12,000
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	64,500
SOH/AGL Deduction	9,596
ASSESSED VALUE	54,904
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,904
TOTAL JUST VALUE	64,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,500

OWNERS ROBERT COLLINS AND CODY COLLINS
SW/MH VIN: LOHGA11920600
SW/MH LIVE OAK 2020 (16X76)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000619	CO ISSUED	0	01/22/2020
16011866	MH MOVE-ON	0	11/13/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2307/0854	8/22/2019	WD	U	I	11	100
GRANTOR: COLLINS ANGELA						
GRANTEE: COLLINS ROBERT S &						
2289/1578	7/13/2019	QC	U	V	11	100
GRANTOR: COLLINS ANGELA						
GRANTEE: COLLINS ROBERT SCOT						

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,500							

REVIEW DATE 03/10/2020 BY KB Total Acres: 1.50 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/06/2024 BY SYS