IN OR 459 PG 318
EX R/W 252/357

DINKLA WILLIAM H
3840 RON ROAD
GREEN COVE SPRINGS, FL 32053

2024

17-2N-25-0000-0007-0010

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

45002 MUSSLEWHITE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	12,396
TOTAL LAND VALUE - MARKET	77,000
TOTAL MARKET VALUE	89,396
SOH/AGL Deduction	24,206
ASSESSED VALUE	65,190
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,190
TOTAL JUST VALUE	89,396
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0459/0318	6/01/1985	FS	U	V		100

GRANTOR:

GRANTEE:

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	1982	1982	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1982	1982	3	100	6,000	
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	16.50	16.50	100	1995	1995	3	20	396	

LAND DESCRIPTION

TOTAL OB/XF 12,396

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	2.20	AC		1.00	1.00	1.00	35,000.00	35,000.00	77,000							

REVIEW DATE 09/28/2020 BY KBA Total Acres: 2.20 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 08/06/2024 BY SYS