PT SW1/4 SEC 19-1S-24E
IN OR 2671/1648
ESMT IN OR 847/1900

ADERHOLD MARTIN P & ERIN E
34310 CALEB CT
CALLAHAN, FL 32011

2024

19-1S-24-0000-0004-0270

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

6397 CR 119, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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	13,200
TOTAL LAND VALUE - MARKET	73,695
TOTAL MARKET VALUE	86,895
SOH/AGL Deduction	0
ASSESSED VALUE	86,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,895
TOTAL JUST VALUE	86,895
NCON VALUE	12,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/1648	9/28/2023	WD	Q	I	01	113,500
GRANTOR: JORDAN PAUL ALLEN & S						
GRANTEE: ADERHOLD MARTIN P &						
2563/1290	4/19/2022	WD	U	I	11	100
GRANTOR: MCLEOD ELLIOTT M						
GRANTEE: JORDAN PAUL ALLEN &						

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	0940	SHEDS/PORT	0	0	0	0	200.00	SF	30.00	30.00	100	2000	2000	3	20	1,200	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1979		100	6,000	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1979		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 13,200

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	000102	C	SFR/MH	0	0007	OR	0.00	0.00	2.89	AC		1.00	1.00	0.85	30,000.00	25,500.00	73,695							

REVIEW DATE 03/12/2024 BY WWA Total Acres: 2.89 Total Land Value: 73,695 Market: 0 Agricultural: 0 Common: 73,695 PRINTED 08/06/2024 BY SYS