IN OR 2416/700

CALLAHAN ENTERPRISES LLC
444 3RD ST
NEPTUNE BEACH, FL 32266

2024

19-2N-25-0000-0053-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

MORGAN CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	16,100
TOTAL MARKET VALUE	16,100
SOH/AGL Deduction	2,631
ASSESSED VALUE	13,469
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,469
TOTAL JUST VALUE	16,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	16,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2416/0700	12/09/2020	WD	U	V	11	100
GRANTOR: KING MICHAEL T						
GRANTEE: CALLAHAN ENTERPRISE						
2408/0663	11/22/2019	QC	U	V	11	100
GRANTOR: MKK COASTAL LLC						
GRANTEE: KING MICHAEL T						

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		OR	0.00	0.00	0.46	AC		1.00	1.00	1.00	35,000.00	35,000.00	16,100							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.46 Total Land Value: 16,100 Market: 0 Agricultural: 0 Common: 16,100 PRINTED 08/06/2024 BY SYS