IN OR 1816/1709

MITCHELL GREGORY S
86042 SAND HICKORY TRAIL
YULEE, FL 32097

2024

19-2N-25-0000-0053-0030

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

45255 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	12,250
TOTAL MARKET VALUE	12,250
SOH/AGL Deduction	2,001
ASSESSED VALUE	10,249
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,249
TOTAL JUST VALUE	12,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2313/1817	9/12/2019	QC	U	V	11	100
GRANTOR: LAST FRANK JAMES III						
GRANTEE: MITCHELL GREGORY S						
1816/1709	10/03/2012	TX	U	V	11	2,000
GRANTOR: TAX COLLECTOR						
GRANTEE: LAST FRANK III & MA						

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	75.00	200.00	0.35	AC		1.00	1.00	1.00	35,000.00	35,000.00	12,250							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.35 Total Land Value: 12,250 Market: 0 Agricultural: 0 Common: 12,250 PRINTED 08/06/2024 BY SYS