

LOTS 36,37 & 38
IN OR 2521/422 (EX ESMT IN
OR 734/1027)

BAILEY COOPER GWENETTE W
PO BOX 909
CALLAHAN, FL 32011

2024

19-2N-25-0000-0075-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																						
															VALUATION BY STANDARD																								
					Tax Group: 6										Tax Dist:																								
					BUILDING MARKET VALUE										0																								
					TOTAL MARKET OB/XF VALUE										0																								
					TOTAL LAND VALUE - MARKET										31,500																								
					TOTAL MARKET VALUE										31,500																								
					SOH/AGL Deduction										0																								
					ASSESSED VALUE										31,500																								
					TOTAL EXEMPTION VALUE										0																								
					BASE TAXABLE VALUE										31,500																								
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																																							
EXTRA FEATURES					45013 COLSON RD, CALLAHAN																																		
L N	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																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RM	0.00	0.00	1.00	AC		1.00	1.00	0.90	35,000.00	31,500.00	31,500																						
REVIEW DATE 02/10/2022					BY KBA					Total Acres: 1.00					Total Land Value: 31,500					Market: 0					Agricultural: 0					Common: 31,500					PRINTED 08/06/2024 BY SYS				