IN OR 1890/825
PARCELS 102-1 & 102-3
EX 102-2

MELTON CHAD/MELTON DEVLIN
431 HOLIDAY HILL CIR W
JACKSONVILLE, FL 32216

2024

19-2N-25-0000-0102-0010

NASSAU COUNTY PROPERTY

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

45263 WHITFIELD RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	17,500
TOTAL MARKET VALUE	17,500
SOH/AGL Deduction	2,859
ASSESSED VALUE	14,641
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,641
TOTAL JUST VALUE	17,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	17,500

OWNERS OWNS ADJCNT PRCLS: 0102-0040 + 0102-0050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/371	7/28/2023	QC	U	V	11	100
GRANTOR: MELTON CHAD						
GRANTEE: MELTON CHAD						
1890/0825	11/15/2013	QC	U	V	11	100
GRANTOR: BRYANT MARY						
GRANTEE: MELTON CHAD						

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	0.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	17,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.50 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 08/06/2024 BY SYS