IN OR 1536/1354

BIRT MATTHEW Y
8348 CONCORD BLVD WEST
JACKSONVILLE, FL 32208

2024

19-2N-25-0000-0107-0000

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

STRAWBERRY LN, 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	4,200
TOTAL MARKET VALUE	4,200
SOH/AGL Deduction	0
ASSESSED VALUE	4,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,200
TOTAL JUST VALUE	4,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1536/1354	11/20/2007	QC	U	V	06	100
GRANTOR: JAMES ROBERT JR						
GRANTEE: BIRT MATTHEW Y						
1254/1978	8/25/2004	QC	U	V	06	100
GRANTOR: BILLINGSLEA SYLVIA J						
GRANTEE: JAMES ROBERT JR						

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	0.12	AC		1.00	1.00	1.00	35,000.00	35,000.00	4,200							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.12 Total Land Value: 4,200 Market: 0 Agricultural: 0 Common: 4,200 PRINTED 08/06/2024 BY SYS