PT OR 1221/1722

NASSAU COUNTY LANDFILL LLC
C/O WASTE MANAGEMENT INC, PO BOX 1450
CHICAGO, IL 60690-1450

2024

21-2N-25-0000-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

SIDNEY THOMAS LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	102,725
TOTAL MARKET VALUE	102,725
SOH/AGL Deduction	102,406
ASSESSED VALUE	319
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319
TOTAL JUST VALUE	102,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,725

21-2N-25-1-1) AS CONSTRUCTION/DEBRIS LANDFILL
PORTION OF PRCL USED IN CONJUCTION WITH (PRCL
SEE ADJCNT PRCLS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1221/1722	4/13/2004	WD	Q	I		531,000
GRANTOR: JACKSONVILLE FLORIDA						
GRANTEE: NASSAU COUNTY LANDF						
1221/1717	4/13/2004	QC	U	I	06	100
GRANTOR: WASTE SERVICES OF FLA						
GRANTEE: JAX FLORIDA LANDFIL						

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	009600	C	WASTELAND	0		OR	0.00	0.00	41.09	AC		1.00	1.00	1.00	2,500.00	2,500.00	102,725							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 41.09 Total Land Value: 102,725 Market: 0 Agricultural: 0 Common: 102,725 PRINTED 08/06/2024 BY SYS