LOTS 1313 1314 1322 &
S-2 OF LOTS 1315 1320 & 1321
LYING WEST OF E R/W OF POWER

HENDRICKS DANIEL R
33608 MEADOWS LN
CALLAHAN, FL 32011

2024

23-1N-24-2180-1313-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5700	TIMBERLAND 60-69	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

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

WYATT TR, CALLAHAN

BLD DATE		LGL DATE	05/19/2023 MLU
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	339,520
TOTAL MARKET VALUE	12,308
SOH/AGL Deduction	0
ASSESSED VALUE	12,308
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,308
TOTAL JUST VALUE	339,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	339,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1231/1584	5/19/2004	WD	U	V		68,000

GRANTOR: INTERNATIONAL PAPER R

GRANTEE: HENDRICKS DANIEL R

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	005700	A	TIMBER 4 SI	0		OR	0.00	0.00	42.44	AC		1.00	1.00	1.00	290.00	290.00	12,308							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	42.44	AC		1.00	1.00	1.00	8,000.00	8,000.00	339,520							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 42.44 Total Land Value: 12,308 Market: 339,520 Agricultural: 12,308 Common: 0 PRINTED 08/06/2024 BY SYS