BLOCK 2 LOT 10 (EX S-1)
IN OR 1293/1830 SEC 30-1N-25
EX PT INCACHEE PB 6/350

MILLIGAN DARRELL T & DONNA S
43267 THOMAS CREEK ROAD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

KEEN CEMETERY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
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	52,675
TOTAL MARKET VALUE	52,675
SOH/AGL Deduction	22,510
ASSESSED VALUE	30,165
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,165
TOTAL JUST VALUE	52,675
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8328	NEW CONSTR	79,455	08/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1293/1830	2/08/2005	QC	U	V	07	100
GRANTOR: MILLIGAN RUFUS G & MA						
GRANTEE: MILLIGAN DARRELL T						
1280/0203	12/10/2004	QC	U	V	01	100
GRANTOR: MILLIGAN RUFUS G & MA						
GRANTEE: MILLIGAN DARRELL T						

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	000115	C	SFR ACRES	0		OR	0.00	0.00	2.15	AC		1.00	1.00	0.70	35,000.00	24,500.00	52,675							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 2.15 Total Land Value: 52,675 Market: 0 Agricultural: 0 Common: 52,675 PRINTED 08/06/2024 BY SYS