BLOCK 3 LOT 17
(EX S-1) SEC 25-1N-24
ESMT RELEASE OR 513/751

DONALDSON DANIEL H L/E/
43007 BENBRANCH FARM LN
CALLAHAN, FL 32011

2024

24-1N-24-0750-0003-0170

BUILDING CHARACTERISTICS

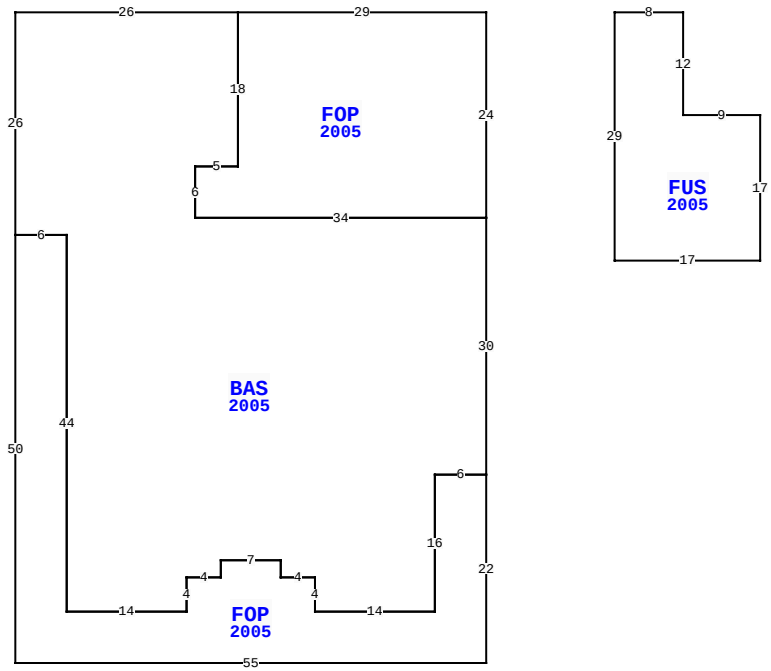
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,690	100	2,690	247,850
FOP	726	30	218	20,086
FOP	764	30	229	21,099
FUS	385	100	385	35,473
TOTALS	4,565		3,522	324,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,522	81.0000	101.25	356,602	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2006 Heated Area: 3075 HX Base Yr 2006



43007 BENBRANCH FARM LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		324,508
TOTAL MARKET OB/XF VALUE		8,640
TOTAL LAND VALUE - MARKET		334,090
TOTAL MARKET VALUE		408,560
SOH/AGL Deduction		213,461
ASSESSED VALUE		195,099
TOTAL EXEMPTION VALUE	HX HB DX VX	60,000
BASE TAXABLE VALUE		135,099
TOTAL JUST VALUE		667,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		653,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15315	NEW CONSTR	1,000	07/01/2005
B0412140	NEW CONSTR	206,774	01/01/2004
0311870	NEW CONSTR	39,600	10/01/2003
3830	N/A	49,100	01/20/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2687/641	12/29/2023	LE	U	I	11	100
GRANTOR: DONALDSON DANIEL H						
GRANTEE: DONALDSON DANIEL G						
2357/0892	6/11/2019	LE	U	I	11	100
GRANTOR: DONALDSON DANIEL H						
GRANTEE: DONALDSON DANIEL G						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W29 BAS=[YR=2005] W26 S26 FOP=[YR=2005] S50 E55 N22 W6 S16 W14 N4 W4 N2 W7 S2 W4 S4 W14 N44 W6 $ E6 S44 E14 N4 E4 N2 E7 S2 E4 S4 E14 N16 E6 N30 W34 N6 E5 N18 $ S18 W5 S6 E34 N24 $ PTR= E15 FUS=[YR=2005] E8 S12 E9 S17 W17 N29 $ W15 $.

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
1	0200	BARN WD 0-	0	100	40	30	1,200.00	SF	20.00	20.00	100	2004	2004	3	36	8,640	

LAND DESCRIPTION

TOTAL OB/XF 8,640

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	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005010	A	SVCE ACRGE	0		OR	0.00	0.00	2.47	AC		1.00	1.00	1.00	500.00	500.00	1,235							
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	415.00	415.00	2,075							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	26.01	AC		1.00	1.00	1.00	225.00	225.00	5,852							
5	009530	C	POND	100		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	6,250							
6	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	33.48	AC		1.00	1.00	1.00	8,000.00	8,000.00	267,840							

REVIEW DATE 03/03/2020 BY TWA Total Acres: 37.98 Total Land Value: 75,412 Market: 267,840 Agricultural: 9,162 Common: 66,250 PRINTED 08/06/2024 BY SYS