PT NE1/4 SEC 24-2N-24E
IN OR 2611/470

LAMB JAMES VERN & RHONDA DENISE
55062 COUNTRY TRAIL DRIVE
CALLAHAN, FL 32011

2024

24-2N-24-0000-0011-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

35755 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	16,752
TOTAL LAND VALUE - MARKET	113,440
TOTAL MARKET VALUE	130,192
SOH/AGL Deduction	0
ASSESSED VALUE	130,192
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,192
TOTAL JUST VALUE	130,192
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2611/0470	11/18/2022	WD	Q	V	01	170,000

GRANTOR: JOHNSON JOHN K III &
GRANTEE: LAMB JAMES VERN & 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
1	0940	SHEDS/PORT	0	0	36	22	792.00	SF	30.00	30.00	100	1940	1940	3	20	4,752	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 16,752

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	7.09	AC		1.00	1.00	1.00	16,000.00	16,000.00	113,440							

REVIEW DATE 01/18/2023 BY WWA Total Acres: 7.09 Total Land Value: 113,440 Market: 0 Agricultural: 0 Common: 113,440 PRINTED 08/06/2024 BY SYS