PT OF W1/2 OF SEC 24-2N-24E
IN OR 1341/870 (EX PT IN
OR 1450/331)

FRESHWATER CHARLES DAVID
PO BOX 51047
JACKSONVILLE BEACH, FL 32240-1047

2024

24-2N-24-0000-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
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

QUAIL 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	109,340
TOTAL LAND VALUE - MARKET	235,200
TOTAL MARKET VALUE	344,540
SOH/AGL Deduction	95,832
ASSESSED VALUE	248,708
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,708
TOTAL JUST VALUE	344,540
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	354,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1341/0870	8/12/2005	WD	Q	V		299,900
GRANTOR: MADISON ALLEN						
GRANTEE: FRESHWATER CHARLES						
0570/0427	5/18/1989	PR	U	V	09	100
GRANTOR: CRANE ROSETTA P/R						
GRANTEE: MADISON ALLEN						

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	10	10	100.00	SF	30.00	30.00	100	2010	2010	3	45	1,350	
2	0940	SHEDS/PORT	0	0	10	10	100.00	SF	21.30	21.30	100	2010	2010	3	45	959	
3	0300	BOAT DCK W	0	0	0	0	1,180.00	SF	40.00	40.00	100	2010	2010	3	60	28,320	
4	0300	BOAT DCK W	0	0	101	8	808.00	SF	40.00	40.00	100	2010	2010	3	60	19,392	
5	0920	CWALL-WD/M	0	0	0	0	338.00	LF	390.00	390.00	100	2010	2010	3	45	59,319	

LAND DESCRIPTION

TOTAL OB/XF 109,340

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	009900	C	AC NON-AG	0	0006	OR	0.00	0.00	42.00	AC		1.00	1.00	0.70	8,000.00	5,600.00	235,200							

REVIEW DATE 10/05/2020 BY TWA Total Acres: 42.00 Total Land Value: 235,200 Market: 0 Agricultural: 0 Common: 235,200 PRINTED 08/06/2024 BY SYS