PT OF E1/2 OF NW1/4 OF SEC 24-2N
IN OR 2482/344
BEING PARCEL 5(EX R/W IN OR 247/

BALDWIN JAMES P & REBECCA
45245 MARIGOLD LN
CALLAHAN, FL 32011

2024

24-2N-24-0000-0014-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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	01/01/2019 KB
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	155,190
TOTAL MARKET VALUE	9,019
SOH/AGL Deduction	0
ASSESSED VALUE	9,019
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,019
TOTAL JUST VALUE	155,190
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/0344	7/23/2021	WD	Q	V	02	175,000
GRANTOR: CRANES DIVERSIFIED UN						
GRANTEE: BALDWIN JAMES P & R						
2200/1723	5/23/2018	FJ	U	V	11	100
GRANTOR: CRANE ROSETTA ESTATE						
GRANTEE: CRANE AGNES M ET AL						

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	13.17	AC		1.00	1.00	1.00	555.00	555.00	7,309							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	190.00	190.00	1,710							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	22.17	AC		1.00	1.00	1.00	7,000.00	7,000.00	155,190							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 22.17 Total Land Value: 9,019 Market: 155,190 Agricultural: 9,019 Common: 0 PRINTED 08/06/2024 BY SYS