PT OF NW1/4 OF SE1/4 OF
SEC 26-2N-24E IN OR 1209/1947
(EX PT IN OR 115/587,OR 711/7,

EDWARDS NELDA
2203 NATHAN DRIVE WEST
JACKSONVILLE, FL 32216

2024

26-2N-24-0000-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5700	TIMBERLAND 60-69	
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

SHERRY 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	108,080
TOTAL MARKET VALUE	4,339
SOH/AGL Deduction	0
ASSESSED VALUE	4,339
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,339
TOTAL JUST VALUE	108,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1209/1951	2/20/2004	QC	U	V	24	100
GRANTOR: THOMAS KELLY						
GRANTEE: EDWARDS NELDA (WIDO						
1209/1947	2/20/2004	PR	U	V	01	100
GRANTOR: EDWARDS FRANK M ESTAT						
GRANTEE: EDWARDS NELDA (WIDO						

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	005700	A	TIMBER 4 SI	0		OR	0.00	0.00	6.49	AC		1.00	1.00	1.00	290.00	290.00	1,882							
2	005300	A	CROPLAND 3	0		OR	0.00	0.00	7.02	AC		1.00	1.00	1.00	350.00	350.00	2,457							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	13.51	AC		1.00	1.00	1.00	8,000.00	8,000.00	108,080							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 13.51 Total Land Value: 4,339 Market: 108,080 Agricultural: 4,339 Common: 0 PRINTED 08/06/2024 BY SYS