PT LOTS 13 & 14
IN OR 2318/31 BEING PARCEL 1
CORNWALL SURVEY SEC 27-3N-24E

BENNETT JUDSON B II
PO BOX 873
CALLAHAN, FL 32011

2024

27-3N-24-2020-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

CLYATT, CALLAHAN

BLD DATE		LGL DATE	06/15/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	181,450
TOTAL MARKET VALUE	3,342
SOH/AGL Deduction	0
ASSESSED VALUE	3,342
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,342
TOTAL JUST VALUE	181,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2318/0031	11/04/2019	WD	Q	V	05	238,800

GRANTOR: G&H LAND & TIMBER INV

GRANTEE: BENNETT JUDSON B II

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	005601	A	TIMB2-3 SI	0		RS-E	0.00	0.00	9.55	AC		1.00	1.00	1.00	350.00	350.00	3,342							
2	009910	M	MKT.VAL.AG	0		RS-E	0.00	0.00	9.55	AC		1.00	1.00	1.00	19,000.00	19,000.00	181,450							

REVIEW DATE 06/15/2023 BY MLU Total Acres: 9.55 Total Land Value: 3,342 Market: 181,450 Agricultural: 3,342 Common: 0 PRINTED 08/06/2024 BY SYS