

PT OF LOT 54  
IN OR 2417/1234  
EAST CALLAHAN S/D PBK 1/35

WHITLEY DARLENE MUSIC & SILAS  
45175 MUSIC LANE  
CALLAHAN, FL 32011

2024

28-2N-25-3060-0054-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 6 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 3,091 <b>TOTAL LAND VALUE - MARKET</b> 75,600 <b>TOTAL MARKET VALUE</b> 78,691 <b>SOH/AGL Deduction</b> 12,806 <b>ASSESSED VALUE</b> 65,885 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 65,885 <b>TOTAL JUST VALUE</b> 78,691 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 78,912											
DOR CODE		0001 VAC W/XFOB								MAP NUM		MKT AREA								08											
NEIGHBORHOOD/LOC		8026.00								AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE													
TOTALS										EXTRA FEATURES		46450 ROYAL OAKS TR, CALLAHAN																			
L N	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	0200	BARN WD 0-	0	0	12	46	552.00	SF	10.00	10.00	100	2009	2009	3	56	3,091															
																				<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2417/1234 12/03/2020 WD U I 37 35,000 GRANTOR: THIGPEN LARRY L GRANTEE: WHITLEY DARLENE MUS 2040/1482 4/18/2016 WD U I 37 20,000 GRANTOR: TIMBERLAKE CHAD & BRI GRANTEE: THIGPEN LARRY L											
																				<b>BUILDING NOTES</b>   											
																				<b>BUILDING DIMENSIONS</b>   											
LAND DESCRIPTION										TOTAL OB/XF										3,091											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0005	OR	0.00	0.00	2.16	AC		1.00	1.00	1.00	35,000.00	35,000.00	75,600														
<b>REVIEW DATE</b> 05/20/2021 <b>BY</b> KBA Total Acres: 2.16 Total Land Value: 75,600 Market: 0 Agricultural: 0 Common: 75,600 <b>PRINTED 08/06/2024 BY SYS</b>																															