PT LOTS 41,42 IN OR 2596/692
CORNWALL SURVEY PBK O/31
ESMT IN OR 2619-1883

WALLER RONALD K & PATSY J
43520 FREEDOM DRIVE
CALLAHAN, FL 32011

2024

28-3N-24-2020-0041-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

BETTS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
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	69,300
TOTAL MARKET VALUE	69,300
SOH/AGL Deduction	0
ASSESSED VALUE	69,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,300
TOTAL JUST VALUE	69,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001767	POLE BARN 1728 SQ	55,468	02/13/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2596/0692	10/05/2022	WD	Q	V	01	70,500

GRANTOR: G&H LAND & TIMBER INV

GRANTEE: WALLER RONALD K & P

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	000000	C	VAC RES	0		OR			2.31	AC		1.00	1.00	1.00	30,000.00	30,000.00	69,300							

REVIEW DATE 04/30/2024 BY WW Total Acres: 2.31 Total Land Value: 69,300 Market: 0 Agricultural: 0 Common: 69,300 PRINTED 08/06/2024 BY SYS