IN OR 1513/608
EX R/W OR 911/925
EX ESMT OR 911/923

MASSIE & MACMILLAN PROP LLC
44083 KEME ROAD
CALLAHAN, FL 32011

2024

29-2N-25-0000-0008-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

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

450085 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	30,609
TOTAL LAND VALUE - MARKET	305,790
TOTAL MARKET VALUE	336,399
SOH/AGL Deduction	6,396
ASSESSED VALUE	330,003
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,003
TOTAL JUST VALUE	336,399
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3801	ATM DRIVE-UP	0	07/24/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1513/0608	7/18/2007	WD	U	V	06	100
GRANTOR: WELLS JAKE & MABLE						
GRANTEE: MASSIE & MACMILLAN						
1513/0605	7/18/2007	WD	U	V	01	100
GRANTOR: WELLS JAKE & MABLE						
GRANTEE: WELLS JACOB J & MAB						

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
1	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2008	2008	3	74	3,744	
2	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2008	2008	3	74	740	
3	0803	ASPHALT C	0	0	0	0	4,701.00	SF	2.00	2.00	100	2013	2013	3	72	6,769	
4	0400	CONC CURB	0	0	0	0	601.00	LF	15.00	15.00	100	2013	2013	3	96	8,654	
5	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2013	2013	3	100	400	
6	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2013	2013	3	85	8,602	
7	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	2013	2013	3	85	1,700	

LAND DESCRIPTION

TOTAL OB/XF 30,609

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	001001	C	V CM/XFOBT	0	0004	CH	146.00	350.00	50,965.00	SF		1.00	1.00	1.00	6.00	6.00	305,790							

REVIEW DATE 06/09/2021 BY KKX Total Acres: 0.00 Total Land Value: 305,790 Market: 0 Agricultural: 0 Common: 305,790 PRINTED 08/06/2024 BY SYS