

LOT 3B
 PT OR 1269/317
 WRIGHTS PLAT OF CALLAHAN

FRANKLIN CARROL E
 PO BOX 809
 HILLIARD, FL 32046-0809

2024

29-2N-25-3120-0023-000B


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
										VALUATION BY STANDARD Tax Group: 1 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 1,000 TOTAL MARKET VALUE 1,000 SOH/AGL Deduction 417 ASSESSED VALUE 583 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 583 TOTAL JUST VALUE 1,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,000										PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1269/0317 10/27/2004 QC U V 03 16,200 GRANTOR: TITF/STATE OF FLORID GRANTEE: FRANKLIN CARROL E									
DOR CODE 0000 VACANT										BLD DATE										LGL DATE									
MAP NUM MKT AREA 07										XF DATE										LAND DATE									
NEIGHBORHOOD/LOC 7001.00										INC DATE										AG DATE									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS										MICKLER ST, CALLAHAN										BUILDING NOTES									
EXTRA FEATURES										BUILDING DIMENSIONS																			
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														
LAND DESCRIPTION										TOTAL OB/XF 0																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000090	C	UNBUILDABLE	0		MU	45.00	110.00	1.00	UT		1.00	1.00	1.00	1,000.00	1,000.00	1,000												
REVIEW DATE 05/05/2022 BY KBA Total Acres: 0.00 Total Land Value: 1,000 Market: 0 Agricultural: 0 Common: 1,000 PRINTED 08/06/2024 BY SYS																													