PT BLOCK 6
IN OR 1607/573
EX R/W & ESMT CASE #94-677

SCHOOL BOARD OF NASSAU COUNTY
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

29-2N-25-3120-0074-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8601	COUNTY VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

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

449578 US HWY 301, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		63,000
SOH/AGL Deduction		41,257
ASSESSED VALUE		21,743
TOTAL EXEMPTION VALUE	01	21,743
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		63,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2446	ADDITION	25,475	05/20/1991
2280	REPAIR/RRF	1,000	03/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1607/0573	2/24/2009	WD	U	I	18	210,000
GRANTOR: SHAVE SHIRLEY P TRUST						
GRANTEE: SCHOOL BOARD OF NAS						
1210/0035	2/24/2004	QC	U	I	01	100
GRANTOR: SHAVE SHIRLEY P						
GRANTEE: SHAVE SHIRLEY P TRU						

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	008600	C	COUNTY	0		PBLC	0.00	0.00	15,750.00	SF		1.00	1.00	1.00	4.00	4.00	63,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/06/2024 BY SYS