

NW1/2
IN OR 1955/202
EX NW1/4 & NW1/4 OF SW1/4

THE ALLEN TRUST/ALLEN JOSHUA KLEIN TRUSTEE
44 JONES RD
MACCLENNY, FL 32063

2024

29-2S-23-0000-0001-0000



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	PAGE 1 of 1																	
															VALUATION BY																			
															Tax Group: 6										Tax Dist:									
															BUILDING MARKET VALUE										0									
															TOTAL MARKET OB/XF VALUE										0									
															TOTAL LAND VALUE - MARKET										600,000									
															TOTAL MARKET VALUE										45,300									
															SOH/AGL Deduction										0									
															ASSESSED VALUE										45,300									
															TOTAL EXEMPTION VALUE										0									
															BASE TAXABLE VALUE										45,300									
DOR CODE					5600					TIMBERLAND 70-79																								
MAP NUM										MKT AREA					09																			
NEIGHBORHOOD/LOC					9001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																		
EXTRA FEATURES					US HWY 90, BRYCEVILLE																													
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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	100.00	AC		1.00	1.00	1.00	415.00	415.00	41,500																	
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	190.00	190.00	3,800																	
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	120.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	600,000																	
REVIEW DATE 05/19/2023 BY MLU																	Total Acres: 120.00 Total Land Value: 45,300 Market: 600,000 Agricultural: 45,300 Common: 0 PRINTED 08/06/2024 BY SYS																	