IN OR 1543/1337
EX 2-2 2-3 2-4 2-5 & 2-8
EX RIVER ROAD EST #2 PB 6/211

TANNER LVG TRUST/TANNER BETTY M TRUSTEE
35422 TANNER LANE
CALLAHAN, FL 32011

2024

30-2N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	419,075
TOTAL MARKET VALUE	71,867
SOH/AGL Deduction	0
ASSESSED VALUE	71,867
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,867
TOTAL JUST VALUE	419,075
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	419,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210001	NEW CONSTR	243,642	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1337	12/31/2007	WD	U	V	01	100
GRANTOR: TANNER DONALD GENE &						
GRANTEE: TANNER DONALD G & B						
0764/1934	7/12/1996	WD	Q	V		154,000
GRANTOR: LLOYD R B						
GRANTEE: TANNER DONALD & BET						

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	76.75	AC		1.00	1.00	1.00	415.00	415.00	31,851							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	15.48	AC		1.00	1.00	1.00	190.00	190.00	2,941							
3	009400	C	RIGHTOFWAY	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	100.00	100.00	1,000							
4	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	65.00	AC		1.00	1.00	1.00	555.00	555.00	36,075							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	167.23	AC		1.00	1.00	1.00	2,500.00	2,500.00	418,075							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 167.23 Total Land Value: 71,867 Market: 418,075 Agricultural: 70,867 Common: 1,000 PRINTED 08/06/2024 BY SYS