PT NW1/4 OF SEC 30-2N-24E
IN OR 2562-1615
OREMC ESMT IN OR 2630-1206

CARP DANIEL J & SONYA C
137 39TH DR
VERO BEACH, FL 32968

2024

30-2N-24-0000-0002-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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

61358 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 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	190,000
TOTAL MARKET VALUE	3,700
SOH/AGL Deduction	0
ASSESSED VALUE	3,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,700
TOTAL JUST VALUE	190,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003404	NEW SFR T-3191/H-	399,008	03/26/2024
230006987	NEW SFR	399,008	05/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2562/1615	4/26/2022	WD	Q	V	02	250,000
GRANTOR: TANNER DONALD G JR						
GRANTEE: CARP DANIEL J & SON						
2481/1279	7/22/2021	QC	U	V	11	100
GRANTOR: TANNER DONALD G JR						
GRANTEE: TANNER DONALD G JR						

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	006000	A	PAST1/HAY	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	370.00	370.00	3,700							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 04/29/2024 BY WW Total Acres: 10.00 Total Land Value: 3,700 Market: 190,000 Agricultural: 3,700 Common: 0 PRINTED 08/06/2024 BY SYS