

PT SW1/4 OF SE1/4 OF
SEC 30-2N-25E IN OR 1052/1654
BEING DOT PARCEL #294

STATE OF FLORIDA DOT
1109 S MARION AVE MS 2020
LAKE CITY, FL 32025-5874

2024

30-2N-25-0000-0033-0020



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										5,845									
															TOTAL MARKET VALUE										5,845									
															SOH/AGL Deduction										3,421									
															ASSESSED VALUE										2,424									
															TOTAL EXEMPTION VALUE										05 2,424									
															BASE TAXABLE VALUE										0									
DOR CODE					8700					STATE																								
MAP NUM										MKT AREA					08																			
NEIGHBORHOOD/LOC					8001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																		
EXTRA FEATURES					US HWY 301, CALLAHAN																													
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	008700	C	STATE	0			0.00	0.00	0.17	AC		1.00	1.00	1.00	35,000.00	35,000.00	5,845																	
REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.17 Total Land Value: 5,845 Market: 0 Agricultural: 0 Common: 5,845 PRINTED 08/06/2024 BY SYS																																		