PT GOVT LOT 1 OF SEC 31-2N-25E
IN OR 2497/21

CARROLL WILLIAM P & HOLLY L
448960 US HWY 301
CALLAHAN, FL 32011

2024

31-2N-25-0000-0005-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

449013 US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	25,900
TOTAL MARKET VALUE	25,900
SOH/AGL Deduction	0
ASSESSED VALUE	25,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,900
TOTAL JUST VALUE	25,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2497/0021	9/15/2021	QC	U	V	11	100

GRANTOR: CARROLL KATHY L & MIC

GRANTEE: CARROLL WILLIAM P &

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	000115	C	SFR ACRES	0		OR	0.00	0.00	0.74	AC		1.00	1.00	1.00	35,000.00	35,000.00	25,900							

REVIEW DATE 06/01/2022 BY KBA Total Acres: 0.74 Total Land Value: 25,900 Market: 0 Agricultural: 0 Common: 25,900 PRINTED 08/06/2024 BY SYS