BLOCK 1 LOTS 20 & 27
PT OR 708/37
EX S-1 OF LOT 27

WESCH HUGO A JR & LISA C
44099 COMMANCHEE ROAD
CALLAHAN, FL 32011

2024

31-2N-25-2920-0001-0200

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

OSCEOLA WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	124,160
TOTAL MARKET VALUE	3,248
SOH/AGL Deduction	0
ASSESSED VALUE	3,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,248
TOTAL JUST VALUE	124,160
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0708/0037	6/27/1994	WD	U	V	01	100

GRANTOR: WESCH MAXIE LOU

GRANTEE: WESCH HUGO JR & LIS

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	4.86	AC		1.00	1.00	1.00	555.00	555.00	2,697							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.90	AC		1.00	1.00	1.00	190.00	190.00	551							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	7.76	AC		1.00	1.00	1.00	16,000.00	16,000.00	124,160							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 7.76 Total Land Value: 3,248 Market: 124,160 Agricultural: 3,248 Common: 0 PRINTED 08/06/2024 BY SYS