BLOCK 2 PT OF LOT 1
IN OR 326 PG 111 PARCEL F
NEWCOMB SUB SOUTH CALLAHAN

CARROLL CLIFFORD W L/E/
540960 US HWY 1
CALLAHAN, FL 32011

2024

31-2N-25-2920-0002-0017

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

US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	21,000
TOTAL MARKET VALUE	21,000
SOH/AGL Deduction	2,882
ASSESSED VALUE	18,118
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,118
TOTAL JUST VALUE	21,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2256/1431	2/15/2019	QC	U	V	11	100
GRANTOR: CARROLL CLIFFORD W						
GRANTEE: CARROLL CLIFFORD W						
0326/0111	11/01/1980	FS	U	V		100
GRANTOR:						
GRANTEE:						

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	0.75	AC		1.00	1.00	0.80	35,000.00	28,000.00	21,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.75 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 08/06/2024 BY SYS