BLOCK 3 PT LOTS 5 (S-1), 6, 10
11, & 12
IN OR 1631/1050 &

STATE OF FLORIDA DOT
1109 SOUTH MARION AVENUE
LAKE CITY, FL 32025-5874

2024

31-2N-25-2920-0003-0051

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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				

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	05/24/2023 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		88,320
TOTAL MARKET VALUE		88,320
SOH/AGL Deduction		43,129
ASSESSED VALUE		45,191
TOTAL EXEMPTION VALUE	05	45,191
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		88,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1631/1050	6/30/2009	WD	U	V	18	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: STATE OF FLORIDA						
1550/1931	2/05/2008	FJ	U	V	03	100
GRANTOR: CLERK OF COURT						
GRANTEE: STATE OF FLORIDA DE						

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	008700	C	STATE	0	0004	OR	0.00	0.00	5.52	AC		1.00	1.00	1.00	16,000.00	16,000.00	88,320							

REVIEW DATE 05/24/2023 BY MLU Total Acres: 5.52 Total Land Value: 88,320 Market: 0 Agricultural: 0 Common: 88,320 PRINTED 08/06/2024 BY SYS