PT OF S1/2 OF NE1/4 OF THE
NE1/4 & PT OF SE1/4 OF NE1/4
IN OR 744/1515

CICERO CHRISTOPHER TODD
12159 CATTAIL DR W
JACKSONVILLE, FL 32223

2024

31-3N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5501	TIMBER 2-2 SI 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

DREW RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	251,360
TOTAL MARKET VALUE	14,793
SOH/AGL Deduction	0
ASSESSED VALUE	14,793
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,793
TOTAL JUST VALUE	251,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0744/1515	11/22/1995	WD	Q	V		40,000
GRANTOR: SAULS JOHN DREW JR						
GRANTEE: CICERO CHRISTOPHER						
0735/0141	7/26/1995	QC	U	I	06	100
GRANTOR: SAULS JOHN & PATRICIA						
GRANTEE: SAULS JOHN D JR						

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	15.42	AC		1.00	1.00	1.00	555.00	555.00	8,558							
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	545.00	545.00	4,905							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	190.00	190.00	1,330							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	31.42	AC		1.00	1.00	1.00	8,000.00	8,000.00	251,360							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 31.42 Total Land Value: 14,793 Market: 251,360 Agricultural: 14,793 Common: 0 PRINTED 08/06/2024 BY SYS