PT SE1/4 OF SEC 32-2N-25E IN
OR 2484/1254

CREEKSIDE ELECTRICAL CONSULTING LLC
44449 WOODBRIDGE DR
CALLAHAN, FL 32011

2024

32-2N-25-0000-0008-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	1290.100		

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

PEGASUS WAY, 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	110,988
TOTAL MARKET VALUE	110,988
SOH/AGL Deduction	0
ASSESSED VALUE	110,988
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,988
TOTAL JUST VALUE	110,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2484/1254	7/12/2021	WD	Q	V	01	140,000
GRANTOR: ASPINWALL DONALD R &						
GRANTEE: CREEKSIDE ELECTRICA						
1928/1846	7/23/2014	WD	U	V	11	100
GRANTOR: LABTRUST LLC						
GRANTEE: ASPINWALL DONALD R						

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	001000	C	COMMERCIAL	0		OR	0.00	0.00	87,990.00	SF		1.00	1.00	1.00	1.25	1.25	109,988							
2	009630	C	SWAMP	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							

REVIEW DATE 06/14/2022 BY HSA Total Acres: 2.00 Total Land Value: 110,988 Market: 0 Agricultural: 0 Common: 110,988 PRINTED 08/06/2024 BY SYS