PT OF LOT 1 (S-4) &
PT OF LOT 2 (S-2)
PT OR 933/1862

JUEN MARK K/MCANALLEN TIMOTHY DAVID ET AL
54282 VIKKI RD
CALLAHAN, FL 32011

2024

32-2N-25-4020-0001-0040

NASSAU COUNTY PROPERTY

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

44162 MEADOW BLESSING LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,770
TOTAL LAND VALUE - MARKET	189,480
TOTAL MARKET VALUE	54,329
SOH/AGL Deduction	7,868
ASSESSED VALUE	46,461
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,461
TOTAL JUST VALUE	204,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0933/1862	5/26/2000	WD	U	I	07	100
GRANTOR: WALL HEATHER						
GRANTEE: MCANALLEN TIMOTHY E						
0900/1129	9/23/1999	WD	Q	I		80,000
GRANTOR: HODGES HEATHER						
GRANTEE: MCANALLEN TIMOTHY D						

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
3	0810	CONCRETE A	0	0	20	15	300.00	SF	6.50	6.50	100	2000	2000	3	79	1,541	
4	0940	SHEDS/PORT	0	0	20	15	300.00	SF	19.50	19.50	100	2003	2003	3	21	1,229	

LAND DESCRIPTION

TOTAL OB/XF 14,770

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	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	7.53	AC		1.00	1.00	1.00	555.00	555.00	4,179							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	190.00	190.00	380							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	9.53	AC		1.00	1.00	1.00	16,000.00	16,000.00	152,480							

REVIEW DATE 01/03/2020 BY KB Total Acres: 10.53 Total Land Value: 39,559 Market: 154,480 Agricultural: 4,559 Common: 35,000 PRINTED 08/06/2024 BY SYS