PT LOT 4 OF PICKETT ESTATES
SUB PBK 2/27 & PT LOT 7 OF
ANTHONY BRYANT LAND SUB

COLLINS JOHNATHAN D & MEAGEN N
44360 CATTLE BEND LN
CALLAHAN, FL 32011

2024

32-2N-25-4020-0004-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

CATTLE BEND DR, 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	12,528
TOTAL LAND VALUE - MARKET	61,920
TOTAL MARKET VALUE	74,448
SOH/AGL Deduction	0
ASSESSED VALUE	74,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,448
TOTAL JUST VALUE	74,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008917	XFOB	34,416	11/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2259/0856	3/05/2019	WD	Q	I	05	299,000
GRANTOR: ARNOLD CHRISTOPHER						
GRANTEE: COLLINS JOHNATHAN D						
1748/1554	7/22/2011	WD	U	I	30	160,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

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	0680	POLE SHED	0	0	24	60	1,440.00	SF	10.00	10.00	100	2018	2018	3	87	12,528	

LAND DESCRIPTION

TOTAL OB/XF 12,528

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	0007	OR	0.00	0.00	3.44	AC		1.00	1.00	1.00	18,000.00	18,000.00	61,920							

REVIEW DATE 05/20/2021 BY KBA Total Acres: 3.44 Total Land Value: 61,920 Market: 0 Agricultural: 0 Common: 61,920 PRINTED 08/06/2024 BY SYS