TRACT 5 UNR SUB
IN OR 716/529

PARSLEY CINDY DEVEREAUX
55435 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2024

33-2N-25-0000-0001-0050

NASSAU COUNTY PROPERTY

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

55181 HART TER, 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	12,000
TOTAL LAND VALUE - MARKET	37,800
TOTAL MARKET VALUE	49,800
SOH/AGL Deduction	12,457
ASSESSED VALUE	37,343
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,343
TOTAL JUST VALUE	49,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961282	MH MOVE-ON	0	03/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0716/0529	10/17/1994	WD	Q	V		11,900
GRANTOR: MILLER GLEN C						
GRANTEE: DEVEREAUX CINDY						
0499/0094	9/01/1986	WD	U	V		100
GRANTOR:						
GRANTEE:						

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	1996	1996	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	1.08	AC		1.00	1.00	1.00	35,000.00	35,000.00	37,800							

REVIEW DATE 05/20/2021 BY KBA Total Acres: 1.08 Total Land Value: 37,800 Market: 0 Agricultural: 0 Common: 37,800 PRINTED 08/06/2024 BY SYS