PT NE1/4 OF SEC 33-2N-25E
IN OR 2273/337

KEN GREENE CONTRACTOR LLC
53072 CLEAR LAKE DR
CALLAHAN, FL 32011

2024

33-2N-25-0000-0007-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5401	TIMBER 2-1 SI 90+	
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

LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2021 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	348
TOTAL LAND VALUE - MARKET	242,880
TOTAL MARKET VALUE	24,484
SOH/AGL Deduction	131
ASSESSED VALUE	24,353
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,353
TOTAL JUST VALUE	243,228
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17309	ELEC OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2273/0337	5/08/2019	WD	Q	V	05	750,000
GRANTOR: OHANA ESTATES LLC						
GRANTEE: KEN GREENE CONTRACT						
1916/1821	5/14/2014	WD	Q	V	01	188,100
GRANTOR: HARTSFIELD JOHN DAVID						
GRANTEE: OHANA ESTATES LLC						

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	0472	VF 2 RAIL	0	0	0	0	40.00	LF	15.00	15.00	100	2002	2002	3	58	348	

LAND DESCRIPTION

TOTAL OB/XF 348

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	005401	A	TIMB2-1 SI	0		RSF-1	0.00	0.00	30.36	AC		1.00	1.00	1.00	795.00	795.00	24,136							
2	009910	M	MKT.VAL.AG	0		RSF-1	0.00	0.00	30.36	AC		1.00	1.00	1.00	8,000.00	8,000.00	242,880							

REVIEW DATE 09/28/2020 BY KBA Total Acres: 30.36 Total Land Value: 24,136 Market: 242,880 Agricultural: 24,136 Common: 0 PRINTED 08/06/2024 BY SYS