PT OF E1/2 OF SEC 33-2N-25E
IN OR 1594/1825 (EX PT IN
OR 2012/1524 BEING PARCEL "B")

CONWAY DELORIS M L/E/
PO BOX 1067
CALLAHAN, FL 32011-1067

2024

33-2N-25-0000-0015-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5401	TIMBER 2-1 SI 90+	
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

US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/15/2020 MF
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	906,290
TOTAL MARKET VALUE	13,603
SOH/AGL Deduction	0
ASSESSED VALUE	13,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,603
TOTAL JUST VALUE	906,290
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	906,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/1524	11/04/2015	FJ	U	V	98	100
GRANTOR: RJC TRUCKING CO ETAL						
GRANTEE: CONWAY DELORIS M L/						
1995/0162	7/24/2015	QC	U	V	11	100
GRANTOR: PADGETT BOBBY JR & MO						
GRANTEE: CONWAY DELORIS						

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	005010	A	SVCE ACRGE	0		CI	0.00	0.00	4.70	AC		1.00	1.00	1.00	500.00	500.00	2,350							
2	005401	A	TIMB2-1 SI	0		CI	0.00	0.00	13.84	AC		1.00	1.00	1.00	795.00	795.00	11,003							
3	005930	A	TIMB SWAMP	0		CI	0.00	0.00	5.00	AC		1.00	1.00	1.00	50.00	50.00	250							
4	009910	M	MKT.VAL.AG	0		CI	0.00	0.00	23.54	AC		1.00	1.00	0.70	55,000.00	38,500.00	906,290							

REVIEW DATE 07/15/2020 BY KB Total Acres: 23.54 Total Land Value: 13,603 Market: 906,290 Agricultural: 13,603 Common: 0 PRINTED 08/06/2024 BY SYS