PT SEC 33-3N-25E
IN OR 2087/1332
(EX PT IN OR 2724/947)

ROCHAY HOWARD & TAMMY
47100 ROCHAY RDG
CALLAHAN, FL 32011

2024

33-3N-25-0000-0003-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

SAWTOOTH RDG, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	238,420
TOTAL MARKET VALUE	9,452
SOH/AGL Deduction	0
ASSESSED VALUE	9,452
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,452
TOTAL JUST VALUE	238,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2087/1332	12/06/2016	WD	Q	V	03	165,000
GRANTOR: CATTO MICHAEL B						
GRANTEE: ROCHAY HOWARD & TAM						
1556/0729	3/18/2008	WD	U	V	01	50,000
GRANTOR: CATTO MICHAEL B & SAN						
GRANTEE: CATTO MICHAEL B						

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	17.03	AC		1.00	1.00	1.00	555.00	555.00	9,452							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	17.03	AC		1.00	1.00	1.00	14,000.00	14,000.00	238,420							

REVIEW DATE 07/23/2024 BY TWA Total Acres: 17.03 Total Land Value: 9,452 Market: 238,420 Agricultural: 9,452 Common: 0 PRINTED 08/06/2024 BY SYS