

PT NW1/4 OF NE1/4 & PT NE1/4
OF NW1/4 OF SEC 34-3N-25E
IN OR 2211/1984

BARNETT TRAVIS & SAMANTHA
56147 BOGGY TRAIL
CALLAHAN, FL 32011

2024

34-3N-25-0000-0003-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																										
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																										
																	VALUATION BY												STANDARD																														
																	Tax Group: 4												Tax Dist:																														
																	BUILDING MARKET VALUE												0																														
																	TOTAL MARKET OB/XF VALUE												12,000																														
																	TOTAL LAND VALUE - MARKET												354,340																														
																	TOTAL MARKET VALUE												59,434																														
																	SOH/AGL Deduction												9,555																														
																	ASSESSED VALUE												49,879																														
																	TOTAL EXEMPTION VALUE												0																														
																	BASE TAXABLE VALUE												49,879																														
																	TOTAL JUST VALUE												366,340																														
																	NCON VALUE												0																														
																	INCOME VALUE																																										
																	PREVIOUS YEAR MKT VALUE												366,340																														
																	HTD 2529/ FGR 636/ FOP 581																																										
PERMIT NUM												DESCRIPTION												AMT												ISSUED																							
B230015021																								478,453												11/21/2023																							
MH165807												CO ISSUED												0												01/20/2017																							
MH165807												MH MOVE-ON												0												12/01/2016																							
8567												MH MOVE-ON												5,000												06/04/1991																							
SALES DATA																																																											
OFF RECORD Number												DATE												TYPE INST												Q / V / RSN CD												SALE PRICE											
2211/1984												7/20/2018												QC U												I 11												100											
GRANTOR: BECK RHONDA RAE CRAWF																																																											
GRANTEE: BARNETT TRAVIS & SA																																																											
1157/0766												7/29/2003												QC U												V 01												100											
GRANTOR: CRAWFORD ROBERT L																																																											
GRANTEE: BECK RHONDA RAE CRA																																																											
BUILDING NOTES																																																											
BUILDING DIMENSIONS																																																											
LAND DESCRIPTION												TOTAL OB/XF												12,000																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																			
1	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																																										
2	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	12.81	AC		1.00	1.00	1.00	795.00	795.00	10,184																																										
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	225.00	225.00	2,250																																										
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	22.81	AC		1.00	1.00	1.00	14,000.00	14,000.00	319,340																																										
REVIEW DATE 05/09/2024 BY TW Total Acres: 23.81 Total Land Value: 47,434 Market: 319,340 Agricultural: 12,434 Common: 35,000 PRINTED 08/06/2024 BY SYS																																																											