PT OF NW1/4 OF SEC 34-3N-25E &
PT OF SW1/4 OF SEC 27-3N-25E
IN OR 2687/234

MCFALL GERALD JR & DEBORAH J
PO BOX 164
CALLAHAN, FL 32011

2024

34-3N-25-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

WILDLIFE WAY, 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	80,480
TOTAL MARKET VALUE	80,480
SOH/AGL Deduction	0
ASSESSED VALUE	80,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,480
TOTAL JUST VALUE	80,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,480

ALSO SEE PRCL" 34-3N-25-0000-0004-0000 @ 54796 WIL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/234	12/28/2023	WD	U	V	11	100
GRANTOR: MCFALL ISAIAH ALLEN						
GRANTEE: MCFALL GERALD JR &						
2425/0272	1/13/2021	WD	U	V	11	100
GRANTOR: MCFALL GERALD A JR &						
GRANTEE: MCFALL ISAIAH ALLEN						

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	000115	C	SFR ACRES	0		OR	0.00	0.00	5.03	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,480							

REVIEW DATE 02/05/2024 BY KWA Total Acres: 5.03 Total Land Value: 80,480 Market: 0 Agricultural: 0 Common: 80,480 PRINTED 08/06/2024 BY SYS