PT WILLIAM GIBSON GRANT
SEC 37-1N-25E IN OR 2082/1609
BEING PARAGRAPH "2"

GRANGER HUGH JAMES II TRUST/GRANGER HUGH JAMES II
2223 ASTOR ST APT MAJ 12
ORANGE PARK, FL 32073

2024

37-1N-25-0000-0008-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

LARRY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,595
TOTAL LAND VALUE - MARKET	68,760
TOTAL MARKET VALUE	77,355
SOH/AGL Deduction	7,010
ASSESSED VALUE	70,345
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,345
TOTAL JUST VALUE	77,355
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2082/1609	10/20/2016	SW	U	I	30	100
GRANTOR: GRANGER HUGH JAMES II						
GRANTEE: GRANGER HUGH JAMES						
2082/1605	10/20/2016	SW	U	I	30	100
GRANTOR: GRANGER SAMUEL C TRUS						
GRANTEE: GRANGER HUGH JAMES						

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	0350	CARPORT WD	0	0	24	24	576.00	SF	13.00	13.00	100	1986	1986	3	20	1,498	
2	0201	BARN WD 10	0	0	49	39	1,911.00	SF	17.00	17.00	100	1986	1986	3	20	6,497	
3	0681	POLE SHED	0	0	20	10	200.00	SF	15.00	15.00	100	1990	1990	3	20	600	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 8,595

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	000001	C	V RS W/XFOB	0	0007	OR	0.00	0.00	3.82	AC		1.00	1.00	1.00	18,000.00	18,000.00	68,760							

REVIEW DATE 04/14/2020 BY KBA Total Acres: 3.82 Total Land Value: 68,760 Market: 0 Agricultural: 0 Common: 68,760 PRINTED 08/06/2024 BY SYS