PT A BELLAMY GRANT
SEC 37-2N-25E IN OR 1827/441
(EX PT IN OR 1249/886 & EX R/W

GRANGE GIFFORD JR FAMILY TRUST/GRANGE LOUISE HENDE
1000 VICAR'S LANDING WAY H-107
PONTE VEDRA BEACH, FL 32082

2024

37-2N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

US HWY 301, 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	0
TOTAL LAND VALUE - MARKET	36,680
TOTAL MARKET VALUE	36,680
SOH/AGL Deduction	12,173
ASSESSED VALUE	24,507
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,507
TOTAL JUST VALUE	36,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1827/0441	11/27/2012	TD	U	I	30	100
GRANTOR: GRANGE GIFFORD JR TRU						
GRANTEE: GRANGE GIFFORD JR F						
1820/1073	9/28/2012	TD	U	V	11	100
GRANTOR: GRANGE LOUISE HENDERS						
GRANTEE: GRANGE GIFFORD JR T						

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	2.62	AC		1.00	1.00	0.40	35,000.00	14,000.00	36,680							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 2.62 Total Land Value: 36,680 Market: 0 Agricultural: 0 Common: 36,680 PRINTED 08/06/2024 BY SYS