IN OR 1832/1136 EX 2-1
ALL E OF HWY 1 & S OF KINGS RD

BECKER CAROLINE
10151 UNIVERSITY BLVD #226
ORLANDO, FL 32817

2024

39-4N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9002.00		

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

555100 US HWY 1 RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/14/2023 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	96,600
TOTAL MARKET VALUE	96,600
SOH/AGL Deduction	21,303
ASSESSED VALUE	75,297
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,297
TOTAL JUST VALUE	96,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1832/1136	12/20/2012	WD	Q	V	02	40,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: BECKER CAROLINE						
1810/1560	6/21/2012	WD	U	V	12	450,000
GRANTOR: CALLAHAN HOLDINGS LLC						
GRANTEE: G&H LAND & TIMBER I						

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	000000	C	VAC RES	0		OR	0.00	0.00	4.83	AC		1.00	1.00	0.80	25,000.00	20,000.00	96,600							

REVIEW DATE 06/14/2023 BY MLU Total Acres: 4.83 Total Land Value: 96,600 Market: 0 Agricultural: 0 Common: 96,600 PRINTED 08/06/2024 BY SYS