PT FRANCIS WOODS DONATIONS
SEC 42-2N-25E IN OR 2590/28

THOMAS JOYCE
55095 EDEN PLACE
CALLAHAN, FL 32011

**2024**

**42-2N-25-0000-0002-0160**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

EDEN PL, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/07/2023 DC |
| 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 | 52,500 |
| TOTAL MARKET VALUE | 832 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 832 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 832 |
| TOTAL JUST VALUE | 52,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 52,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2590/0028 | 9/12/2022 | QC | U | V | 11 | 100 |

GRANTOR: THOMAS WAYNE

GRANTEE: THOMAS JOYCE

## 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 | 005500 | A | TIMBER 2 SI | 0 | | OR | 0.00 | 0.00 | 1.50 | AC | | 1.00 | 1.00 | 1.00 | 555.00 | 555.00 | 832 | | | | | | | |
| 2 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 1.50 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 52,500 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.50 Total Land Value: 832 Market: 52,500 Agricultural: 832 Common: 0 PRINTED 08/06/2024 BY SYS