PT FRANCIS WOODS DONATIONS
SEC 42-2N-25E IN OR 2587/1641

THOMAS WAYNE & DANIELLE
55051 MOSQUITO TRAIL
CALLAHAN, FL 32011

2024

42-2N-25-0000-0002-0190

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	82,800
TOTAL MARKET VALUE	2,553
SOH/AGL Deduction	0
ASSESSED VALUE	2,553
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,553
TOTAL JUST VALUE	82,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/1641	8/31/2022	QC	U	V	11	100

GRANTOR: THOMAS FAMILY TRUST
GRANTEE: THOMAS WAYNE & DANI

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	4.60	AC		1.00	1.00	1.00	555.00	555.00	2,553							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	4.60	AC		1.00	1.00	1.00	18,000.00	18,000.00	82,800							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 4.60 Total Land Value: 2,553 Market: 82,800 Agricultural: 2,553 Common: 0 PRINTED 08/06/2024 BY SYS