PT FRANCIS WOODS DONATION
SEC 42 PT OF ABDN RR R/W
PT OR 511/830 (EX PT IN

ARMSTRONG RICKEY JR
450593 SR 200
CALLAHAN, FL 32011

2024

42-2N-25-0000-0015-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

SR 200, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,235
TOTAL MARKET VALUE	4,235
SOH/AGL Deduction	0
ASSESSED VALUE	4,235
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,235
TOTAL JUST VALUE	4,235
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2555/0623	2/25/2022	QC	U	I	11	100
GRANTOR: ARMSTRONG R H & MARIL						
GRANTEE: ARMSTRONG RICKEY JR						
0511/0830	2/26/1987	WD	U	V	06	100
GRANTOR: CSX TRANSPORTATION						
GRANTEE: ARMSTRONG RICKEY &						

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	1.21	AC		1.00	1.00	0.10	35,000.00	3,500.00	4,235							

REVIEW DATE 10/10/2022 BY KWA Total Acres: 1.21 Total Land Value: 4,235 Market: 0 Agricultural: 0 Common: 4,235 PRINTED 08/06/2024 BY SYS