LOT 4
IN OR 1289/1827
DECLARATION OF COV OR 1022/625

**BOYD ANGELA S/RICKS SANDRA A & BOYD A**
46008 STACY LN
CALLAHAN, FL 32011

**2024**

**46-2N-25-0260-0004-0000**

## NASSAU COUNTY PROPERTY



## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

OGILVIE RD, 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 | 87,780 |
| TOTAL MARKET VALUE | 87,780 |
| SOH/AGL Deduction | 31,853 |
| ASSESSED VALUE | 55,927 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 55,927 |
| TOTAL JUST VALUE | 87,780 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 87,780 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1289/1827 | 1/24/2005 | WD | U | V | 16 | 25,000 |
| GRANTOR: SCOTT FREDERICK M | | | | | | |
| GRANTEE: BOYD ANGELA S & SAN | | | | | | |
| 1000/1805 | 8/02/2001 | QC | U | V | 01 | 100 |
| GRANTOR: SCOTT SANDRA P | | | | | | |
| GRANTEE: SCOTT FREDERICK M | | | | | | |

## 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 | 0005 | OR | 0.00 | 0.00 | 2.64 | AC | | 1.00 | 1.00 | 0.95 | 35,000.00 | 33,250.00 | 87,780 | | | | | | | |

REVIEW DATE 01/14/2021 BY KWA Total Acres: 2.64 Total Land Value: 87,780 Market: 0 Agricultural: 0 Common: 87,780 PRINTED 08/06/2024 BY SYS