IN OR 809 PG 540

MITCHELL DAVID HOLLEN
6657 80TH AVE
PINELLAS PARK, FL 33718

2024

47-2N-25-0000-0004-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

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

IRVIN 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	2,038
TOTAL LAND VALUE - MARKET	58,800
TOTAL MARKET VALUE	60,838
SOH/AGL Deduction	19,035
ASSESSED VALUE	41,803
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,803
TOTAL JUST VALUE	60,838
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B98	XFOB	1,700	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0809/0540	10/09/1997	WD	U	I	06	7,500
GRANTOR: RODRIGUEZ ADELINE						
GRANTEE: MITCHELL DAVID HOLL						
0664/1175	8/06/1992	WD	Q	V		15,000
GRANTOR: SHADY GROVE DAIRY						
GRANTEE: MITCHELL & RODRIQUE						

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
1	0681	POLE SHED	0	0	24	16	384.00	SF	15.00	15.00	100	1994	1994	3	20	1,152	
2	0940	SHEDS/PORT	0	0	16	13	208.00	SF	21.30	21.30	100	1998	1998	3	20	886	

LAND DESCRIPTION

TOTAL OB/XF 2,038

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	1.40	AC		1.00	1.00	1.20	35,000.00	42,000.00	58,800							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 1.40 Total Land Value: 58,800 Market: 0 Agricultural: 0 Common: 58,800 PRINTED 08/06/2024 BY SYS