PT LOTS 48 & 49
EAST CALLAHAN PB 1/35 &
PT SEC 47-2N-25E PEDRO PANS GRAN

FACHKO RAYMOND JR/FACHKO RAYMOND D FAMILY TRUST
PO BOX 57
CALLAHAN, FL 32011-0057

2024

47-2N-25-0000-0008-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
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

STRATTON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
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	170,400
TOTAL MARKET VALUE	170,400
SOH/AGL Deduction	78,868
ASSESSED VALUE	91,532
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,532
TOTAL JUST VALUE	170,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,024

SEE HX PRCL: -0008-0150 @ 45312 HIDE AWAY LN

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1182/1053	10/22/2003	PR	U	I	01	100
GRANTOR: FACHKO PATRICIA P/R						
GRANTEE: FACHKO PATRICIA TRU						
0432/0251	9/01/1984	WD	Q	V		59,000
GRANTOR:						
GRANTEE:						

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	009900	C	AC NON-AG	0		OR	0.00	0.00	35.50	AC		1.00	1.00	0.60	8,000.00	4,800.00	170,400							

REVIEW DATE 11/20/2023 BY KWA Total Acres: 35.50 Total Land Value: 170,400 Market: 0 Agricultural: 0 Common: 170,400 PRINTED 08/06/2024 BY SYS