IN OR 2213/318

WENTWORTH MARGUERITA L/E/
P O BOX 1341
CALLAHAN, FL 32011-1341

2024

47-2N-25-0000-0009-0010

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

STRATTON RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,470
TOTAL MARKET VALUE	8,470
SOH/AGL Deduction	2,813
ASSESSED VALUE	5,657
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,657
TOTAL JUST VALUE	8,470
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2213/0318	7/18/2018	WD	U	I	11	100
GRANTOR: WENTWORTH MARGUERITA						
GRANTEE: WENTWORTH MARGUERIT						
0721/1533	1/11/1995	WD	U	I	07	100
GRANTOR: JONES ELIOTT JR ETAL						
GRANTEE: LEWIS CAROL TRUSTEE						

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		OR	0.00	0.00	2.42	AC		1.00	1.00	0.10	35,000.00	3,500.00	8,470							

REVIEW DATE 11/21/2022 BY KBA Total Acres: 2.42 Total Land Value: 8,470 Market: 0 Agricultural: 0 Common: 8,470 PRINTED 08/06/2024 BY SYS