PT OF LOT 5
IN OR 1542/814
EX R/W CASE #01-417-CA

WEST TWO HUNDRED LLC
5816 NORMANDY BLVD
JACKSONVILLE, FL 32205

2024

47-2N-25-4080-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

PETREE 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	10,150
TOTAL MARKET VALUE	10,150
SOH/AGL Deduction	1,658
ASSESSED VALUE	8,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,492
TOTAL JUST VALUE	10,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1542/0814	12/26/2007	WD	U	V	16	1,200
GRANTOR: PETREE LYNDA F						
GRANTEE: WEST TWO HUNDRED LL						
0321/0668	9/01/1980	WD	Q	V		600
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	000000	C	VAC RES	0	0007	OR	100.00	129.00	0.29	AC		1.00	1.00	1.00	35,000.00	35,000.00	10,150							

REVIEW DATE 11/21/2022 BY KBA Total Acres: 0.29 Total Land Value: 10,150 Market: 0 Agricultural: 0 Common: 10,150 PRINTED 08/06/2024 BY SYS