PT OF LOTS 3 4 & 5
PT OR 2716/878
(EX PT ON UNR SURVEY)

TLK PROPERTIES LLC
54221 EVERGREEN TRL
CALLAHAN, FL 32011

2024

47-2N-25-720S-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

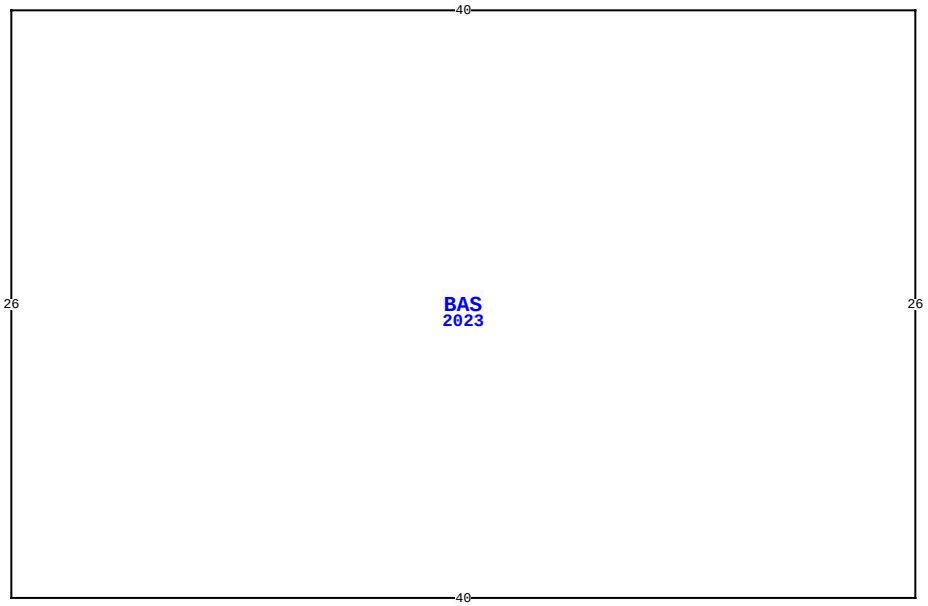
DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	22,384
TOTALS	1,040		1,040	22,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	62.1000	21.74	22,610	2022	2022	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2023 Heated Area: 1040 HX Base Yr



45400 STRATTON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	22,384
TOTAL MARKET OB/XF VALUE	16,640
TOTAL LAND VALUE - MARKET	320,740
TOTAL MARKET VALUE	71,569
SOH/AGL Deduction	0
ASSESSED VALUE	71,569
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,569
TOTAL JUST VALUE	359,764
NCON VALUE	16,640
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008159	XFOB	0	05/25/2022
B2306012	AG BARN (24X64)		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2716/878	5/31/2024	SW	Q	I	05	1,450,000
GRANTOR: VICTORY VISION INC						
GRANTEE: TLK PROPERTIES LLC						
2333/0224	1/15/2020	WD	U	I	11	100
GRANTOR: ADR INVESTMENTS LTD						
GRANTEE: VICTORY VISION INC						

BUILDING NOTES

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	0680	POLE SHED	0	0	64	26	1,664.00	SF	10.00	10.00	100	2024	2023		100	16,640	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,10] E40 S26 W40 N26 $
.

LAND DESCRIPTION

TOTAL OB/XF 16,640

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	006000	A	PAST1/HAY	0		OR	0.00	0.00	34.00	AC		1.00	1.00	1.00	370.00	370.00	12,580							
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	53.10	AC		1.00	1.00	1.00	370.00	370.00	19,647							
3	005970	A	AGRI-POND	0		OR	0.00	0.00	4.54	AC		1.00	1.00	1.00	70.00	70.00	318							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	91.64	AC		1.00	1.00	1.00	3,500.00	3,500.00	320,740							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 91.64 Total Land Value: 32,545 Market: 320,740 Agricultural: 32,545 Common: 0 PRINTED 08/06/2024 BY SYS