PT OF SEC 47-4N-23E
IN OR 2650/54
BEING PARCELS B & C

NEW FOUNDATION HOUSE OF HOPE INC
54215 JAMIE DRIVE
CALLAHAN, FL 32011

2024

47-4N-23-0000-0001-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

TRACEY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2024 DC
INC DATE		AG DATE	04/02/2024 DC

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	294,000
TOTAL MARKET VALUE	40,734
SOH/AGL Deduction	0
ASSESSED VALUE	40,734
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,734
TOTAL JUST VALUE	294,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001160	30X100 TRACTOR EQ	0	01/30/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/54	6/20/2023	WD	Q	V	01	320,000
GRANTOR: CALLIE'S ON THE RIVER						
GRANTEE: NEW FOUNDATION HOUS						
2500/1517	9/28/2021	PR	Q	V	02	282,500
GRANTOR: THIGPEN LINDA G P/R O						
GRANTEE: CALLIE'S ON THE RIV						

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	005000	C	RURAL HOME	0		OR			1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	23.60	AC		1.00	1.00	1.00	415.00	415.00	9,794							
3	005910	A	HARDWOOD SI	0		OR			9.40	AC		1.00	1.00	1.00	100.00	100.00	940							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	33.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	264,000							

REVIEW DATE 05/17/2024 BY WW Total Acres: 34.00 Total Land Value: 40,734 Market: 264,000 Agricultural: 10,734 Common: 30,000 PRINTED 08/06/2024 BY SYS