PT F P SANCHEZ GRANT
SEC'S 50-2N-25E & 51-3N-25E
IN OR 1904/866 (EX ESMT'S IN

RICE KENNETH ALLEN JR
46355 RABO RD
CALLAHAN, FL 32011

2024

50-2N-25-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

RABO RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
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	18,304
TOTAL LAND VALUE - MARKET	139,600
TOTAL MARKET VALUE	30,994
SOH/AGL Deduction	6,137
ASSESSED VALUE	24,857
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,857
TOTAL JUST VALUE	157,904
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1904/0866	2/12/2014	QC	U	I	11	100
GRANTOR: RICE JERRY H & SUE EL						
GRANTEE: RICE KENNETH ALLEN						
0665/1164	8/26/1992	WD	U	V	09	55,000
GRANTOR: SAULS JOHN & PAT						
GRANTEE: RICE JERRY ET AL						

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
1	0681	POLE SHED	0	0	40	12	480.00	SF	15.00	15.00	100	2000	2000	3	28	2,016	
2	0681	POLE SHED	0	0	40	12	480.00	SF	15.00	15.00	100	2000	2000	3	28	2,016	
3	0201	BARN WD 10	0	0	40	32	1,280.00	SF	17.00	17.00	100	2000	2000	3	28	6,093	
4	0810	CONCRETE A	0	0	0	0	99.00	SF	6.50	6.50	100	2000	2000	3	79	508	
5	0300	BOAT DCK W	0	0	63	8	504.00	SF	40.00	40.00	100	2000	2000	3	28	5,645	
6	0754	FOP	0	0	24	16	384.00	SF	15.00	15.00	100	2000	2000	3	20	1,152	
7	0350	CARPORT WD	0	0	14	24	336.00	SF	13.00	13.00	100	2000	2000	3	20	874	

LAND DESCRIPTION

TOTAL OB/XF 18,304

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	16.60	AC		1.00	1.00	1.00	555.00	555.00	9,213							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	18.30	AC		1.00	1.00	1.00	190.00	190.00	3,477							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	34.90	AC		1.00	1.00	1.00	4,000.00	4,000.00	139,600							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 34.90 Total Land Value: 12,690 Market: 139,600 Agricultural: 12,690 Common: 0 PRINTED 08/06/2024 BY SYS