PT OF F P SANCHEZ GRANT
SEC 51-2N-25E IN OR 2033/1696
BEING PARAGRAPH 2

TOWN OF CALLAHAN
PO BOX 5016
CALLAHAN, FL 32011

**2024**

**51-2N-25-0000-0041-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 8900 | MUNICIPAL | |
| MAP NUM | | MKT AREA | 07 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

HOLLOWAY LN, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 6,000 |
| TOTAL LAND VALUE - MARKET | | 97,755 |
| TOTAL MARKET VALUE | | 103,755 |
| SOH/AGL Deduction | | 69,887 |
| ASSESSED VALUE | | 33,868 |
| TOTAL EXEMPTION VALUE | 04 | 33,868 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 103,755 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 103,755 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2033/1696 | 3/11/2016 | QC | U | V | 18 | 100 |
| GRANTOR: TOM FORD BUILDERS LLC | | | | | | |
| GRANTEE: TOWN OF CALLAHAN | | | | | | |
| 1797/0277 | 6/01/2012 | WD | U | I | 18 | 71,500 |
| GRANTOR: G&H LAND & TIMBER INV | | | | | | |
| GRANTEE: TOWN OF CALLAHAN | | | | | | |

### 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 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1947 | 1947 | 3 | 100 | 6,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 6,000

| 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 | 008900 | C | MUNICIPAL | 0 | | PBLC | 0.00 | 0.00 | 2.94 | AC | | 1.00 | 1.00 | 0.95 | 35,000.00 | 33,250.00 | 97,755 | | | | | | | |

REVIEW DATE 01/14/2023 BY KWA Total Acres: 2.94 Total Land Value: 97,755 Market: 0 Agricultural: 0 Common: 97,755 PRINTED 08/06/2024 BY SYS