

PT OF F P SANCHEZ GRANT
SEC 51-2N-25E IN OR 1402/1032
BEING PARCEL 3

LALLAMANT STEVEN R
PO BOX 13023
ST PETERSBURG, FL 33733-3023

2024

51-2N-25-0000-0042-0000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
															VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 30,870 TOTAL MARKET VALUE 30,870 SOH/AGL Deduction 6,713 ASSESSED VALUE 24,157 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 24,157 TOTAL JUST VALUE 30,870 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 30,870														
DOR CODE		0000		VACANT												PERMIT NUM				DESCRIPTION				AMT		ISSUED			
MAP NUM				MKT AREA		07																							
NEIGHBORHOOD/LOC		8026.00												SALES DATA															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE												OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE							
																1402/1032	4/07/2006	QC	U	V	06	100							
GRANTOR: LALAMANT YEN THI												GRANTEE: LALLAMANT STEVEN R																	
GRANTOR: NELSON JOSEPH PAUL												GRANTEE: LALAMANT YEN THI																	
0516/1243		5/06/1987		MS		U		I				2,300		BUILDING NOTES															
EXTRA FEATURES										DR MARTIN LUTHER KING JR AV, CALLAHAN										BUILDING DIMENSIONS									
L N	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													
TOTALS																				TOTAL OB/XF 0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR					
1	000115	C	SFR ACRES	0		RL	0.00	0.00	0.98	AC		1.00	1.00	0.90	35,000.00	31,500.00	30,870												
REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.98 Total Land Value: 30,870 Market: 0 Agricultural: 0 Common: 30,870 PRINTED 08/06/2024 BY SYS																													