IN OR 640 PG 179
EX OR 6/461
PAR 53 & 54

HUNTER DON/HUNTER SYLVESTER ET AL
10528 CORY LAKE DR
TAMPA, FL 33647

2024

51-2N-25-0000-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

DR MARTIN LUTHER KING JR AV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	26,600
TOTAL MARKET VALUE	26,600
SOH/AGL Deduction	3,215
ASSESSED VALUE	23,385
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,385
TOTAL JUST VALUE	26,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0640/0179	10/31/1991	PR	U	I	01	100

GRANTOR: BROOKS MYRTLE P/R

GRANTEE: HUNTER CLIFTON P/R

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	000000	C	VAC RES	0		RM	0.00	0.00	0.25	AC		1.00	1.00	1.00	35,000.00	35,000.00	8,750							
2	000000	C	VAC RES	0		RM	0.00	0.00	0.51	AC		1.00	1.00	1.00	35,000.00	35,000.00	17,850							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.76 Total Land Value: 26,600 Market: 0 Agricultural: 0 Common: 26,600 PRINTED 08/06/2024 BY SYS