LOT 12 (EX DOT R/W PAR 113
IN OR 914/488)
PT OR 2133/488

KELA RICHARD A
21783 CR 121
HILLIARD, FL 32046

**2024**

**51-2N-25-4170-0012-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8019.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

ANNIE LAURA ST, 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 | 22,640 |
| TOTAL MARKET VALUE | 22,640 |
| SOH/AGL Deduction | 14,654 |
| ASSESSED VALUE | 7,986 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 7,986 |
| TOTAL JUST VALUE | 22,640 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 22,640 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7632 | MH MOVE-ON | 3,000 | 01/11/1989 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2133/0488 | 6/28/2017 | WD | U | I | 11 | 2,000 |
| GRANTOR: ANNIE LAURA LLC | | | | | | |
| GRANTEE: KELA RICHARD A | | | | | | |
| 2129/1396 | 6/28/2017 | WD | Q | I | 05 | 68,000 |
| GRANTOR: ANNIE LAURA LLC | | | | | | |
| GRANTEE: KELA RICHARD A | | | | | | |

### 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 | 001000 | C | COMMERCIAL | 0 | | CG | 0.00 | 0.00 | 5,660.00 | SF | | 1.00 | 1.00 | 1.00 | 4.00 | 4.00 | 22,640 | | | | | | | |

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 22,640 Market: 0 Agricultural: 0 Common: 22,640 PRINTED 08/06/2024 BY SYS