

NE5 FT OF LOT 18 (S-1)
IN OR 1061/642
J P PAGE SUB PB 3/20

CARROLL RHONDA LOUISE &/O'NEAL LORIE ANN
O'NEAL LORIE ANN, 45012 JAMES ST
CALLAHAN, FL 32011

2024

51-2N-25-4170-0018-0010



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	PAGE 1 of 1																																
															VALUATION BY STANDARD																																		
					Tax Group: 6										Tax Dist:																																		
					BUILDING MARKET VALUE										0																																		
					TOTAL MARKET OB/XF VALUE										0																																		
					TOTAL LAND VALUE - MARKET										100																																		
					TOTAL MARKET VALUE										100																																		
					SOH/AGL Deduction										0																																		
					ASSESSED VALUE										100																																		
					TOTAL EXEMPTION VALUE										0																																		
					BASE TAXABLE VALUE										100																																		
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																																																	
EXTRA FEATURES					JAMES ST, CALLAHAN																																												
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																																		
LAND DESCRIPTION																	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	CONSRV																									
1	000000	C	VAC RES	0		OR	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100																																
REVIEW DATE					05/10/2022					BY					KBA					Total Acres: 0.00					Total Land Value: 100					Market: 0					Agricultural: 0					Common: 100					PRINTED 08/06/2024 BY SYS				