LOT 60
J P PAGE SUB PB 3/20

HAM KAROLINE
14464 AMELIA COVE DRIVE
JACKSONVILLE, FL 32226

2024

51-2N-25-4170-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

45055 LUTHER 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	10,000
TOTAL MARKET VALUE	10,000
SOH/AGL Deduction	0
ASSESSED VALUE	10,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,000
TOTAL JUST VALUE	10,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,000

11/2023KW: OLD (14X72) SW/MH - WAS FINALLY DEMO'D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961385	MH MOVE-ON	0	02/01/1996
7713	ADDITION	5,712	12/09/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2275/1382	5/15/2019	WD	U	I	37	7,800
GRANTOR: WAPN FOR TC 13 SUBSID						
GRANTEE: HAM KAROLINE						
2041/0061	4/19/2016	TX	U	I	11	3,600
GRANTOR: TAX COLLECTOR						
GRANTEE: WAPN FOR TC 13 SUBS						

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	000102	C	SFR/MH	0		RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 11/21/2023 BY KWX Total Acres: 0.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 08/06/2024 BY SYS