LOTS 6 7 & 8 EX R/W
BRANDIES ADD TO CALLAHAN #1
PB 2/23

CARTER GENE E & RENDI
615720 RIVER ROAD
CALLAHAN, FL 32011

2024

51-2N-25-4180-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

45083 RHODEN LN, 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	12,000
TOTAL LAND VALUE - MARKET	40,162
TOTAL MARKET VALUE	52,162
SOH/AGL Deduction	0
ASSESSED VALUE	52,162
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,162
TOTAL JUST VALUE	52,162
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20721	DEMOLITION	20	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2560/0493	5/02/2022	WD	U	I	37	250,000
GRANTOR: BROCK EDWIN G & DIANA						
GRANTEE: CARTER GENE E & REN						
1309/0344	4/12/2005	WD	U	V	01	100
GRANTOR: BROCK EDWIN G & DIANA						
GRANTEE: BROCK EDWIN G & DIA						

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
1	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1970	1970	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	1970		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.53	AC		1.00	1.00	0.75	35,000.00	26,250.00	40,162							

REVIEW DATE 05/25/2023 BY KW Total Acres: 1.53 Total Land Value: 40,162 Market: 0 Agricultural: 0 Common: 40,162 PRINTED 08/06/2024 BY SYS