

LOT 20  
IN OR 1641/1049  
ARTHUR JONES SURVEY OR 75/281

PRYOR VERONICA VICTORIA  
645 DUFF DRIVE  
WINTER GARDEN, FL 34787

**2024**

51-2N-25-4240-0020-0000  


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	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 8,000 TOTAL MARKET VALUE 8,000 SOH/AGL Deduction 0 ASSESSED VALUE 8,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 8,000 TOTAL JUST VALUE 8,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 8,000											
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 1960      REMODEL      1,381      05/08/1996											
																				<b>SALES DATA</b> OFF RECORD      DATE      TYPE      Q      V      RSN      SALE Number           INST      U      I      CD      PRICE 1641/1049      9/29/2009      TX      U      I      11      4,300 GRANTOR: CLERK OF COURT GRANTEE: PRYOR VERONICA VICT											
TOTALS										45178 PAGE ST, CALLAHAN										BLD DATE      LGL DATE XF DATE      LAND DATE      06/02/2023      MLU INC DATE      AG DATE											
<b>EXTRA FEATURES</b>																															
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	<b>BUILDING NOTES</b>														
																	<b>BUILDING DIMENSIONS</b>														
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b>										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		RL	0.00	0.00	1.00	UT		1.00	1.00	1.00	8,000.00	8,000.00	8,000														
<b>REVIEW DATE</b> 06/02/2023 <b>BY</b> MLU    Total Acres: 0.00    Total Land Value: 8,000    Market: 0    Agricultural: 0    Common: 8,000 <b>PRINTED 08/06/2024 BY SYS</b>																															