PT SEC'S 4 & 5-1N-25E PAR'S
4-1 & 1-6 & PT SEC'S 32 &
33-2N-25E PAR'S 8-12 & 12-6

BARODDY WALID H
3315 SHINNECOCK LANE
GREEN COVE SPRINGS, FL 32043

**2025**

**04-1N-25-0000-0004-0010**

## BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 5401 | TIMBER 2-1 SI 90+ | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

44186 PEGASUS WAY, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 3,630 |
| TOTAL LAND VALUE - MARKET | 396,150 |
| TOTAL MARKET VALUE | 111,030 |
| SOH/AGL Deduction | 59,687 |
| ASSESSED VALUE | 51,343 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 51,343 |
| TOTAL JUST VALUE | 399,780 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 227,670 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B26678 | CARPORT | 4,781 | 12/01/2012 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2457/0917 | 4/23/2021 | WD | Q | I | 01 | 199,000 |
| GRANTOR: MASON PHILLIP RAY | | | | | | |
| GRANTEE: BARODDY WALID H | | | | | | |
| 2122/0567 | 5/19/2017 | WD | Q | I | 01 | 140,000 |
| GRANTOR: SEMINOLE BOOSTERS INC | | | | | | |
| GRANTEE: MASON PHILLIP RAY | | | | | | |

## 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 | 0940 | SHEDS/PORT | 0 | 0 | 0 | 0 | 180.00 | SF | 30.00 | 30.00 | 100 | 2011 | 2011 | 3 | 45 | 2,430 | |
| 2 | 0351 | CARPORT MT | 0 | 0 | 0 | 0 | 240.00 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 50 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,630

| 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 | 005401 | A | TIMBER 1 P | 0 | 0005 | OR | 0.00 | 0.00 | 21.00 | AC | | 1.00 | 1.00 | 1.00 | 750.00 | 750.00 | 15,750 | | | | | | | |
| 2 | 009900 | C | ACREAGE NON- | 0 | | OR | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 90,000 | | | | | | | |
| 3 | 009530 | C | POND | 0 | | OR | 0.00 | 0.00 | 0.66 | AC | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 1,650 | | | | | | | |
| 4 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 21.00 | AC | | 1.00 | 1.00 | 1.00 | 14,500.00 | 14,500.00 | 304,500 | | | | | | | |

REVIEW DATE 07/08/2020 BY KBA Total Acres: 24.66 Total Land Value: 107,400 Market: 304,500 Agricultural: 15,750 Common: 91,650 PRINTED 07/30/2025 BY SYS