PT OF SECS 05-1N-24E, 06-1N-24E, 07-1N-24E, & 08-1N-24E IN OR 265

DAWSON JAMES E & CAROLYN
19216 RIDGELAKE DR
LUTZ, FL 33549

2025

05-1N-24-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5601	TIMBER 2-3 SI 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

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

OLD BALDWIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	04/16/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	746,040
TOTAL MARKET VALUE	312,909
SOH/AGL Deduction	0
ASSESSED VALUE	312,909
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,909
TOTAL JUST VALUE	746,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	694,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004615	NEW RS 505	696,038	04/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/942	6/29/2023	WD	Q	V	02	775,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: DAWSON JAMES E & CA						
2650/911	6/26/2023	QC	U	V	11	100
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: G&H LAND & TIMBER I						

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	000100	C	RES	0		OR			19.90	AC		1.00	1.00	1.00	14,500.00	14,500.00	288,550							
2	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	47.78	AC		1.00	1.00	1.00	330.00	330.00	15,767							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	31.60	AC		1.00	1.00	1.00	225.00	225.00	7,110							
4	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	3.80	AC		1.00	1.00	1.00	390.00	390.00	1,482							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	83.18	AC		1.00	1.00	1.00	5,500.00	5,500.00	457,490							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 103.08 Total Land Value: 312,909 Market: 457,490 Agricultural: 24,359 Common: 288,550 PRINTED 07/30/2025 BY SYS