PT OF NE1/4 OF NE1/4 OF
SEC 21-1N-25E IN OR 739/1635
(EX PT IN RR R/W & EX CNSVTN

MITIGATION SOLUTIONS II LTD
7220 FINANCIAL WAY STE 400
JACKSONVILLE, FL 32256

2025

21-1N-25-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
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

RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0
TOTAL LAND VALUE - MARKET	500
TOTAL MARKET VALUE	500
SOH/AGL Deduction	445
ASSESSED VALUE	55
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55
TOTAL JUST VALUE	500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0739/1635	9/21/1995	WD	Q	V	06	4,500
GRANTOR: ROGERS ARNOLD S						
GRANTEE: MITIGATION SOLUTION						
0713/0871	9/06/1994	WD	Q	V	06	100
GRANTOR: MERCHANT KATHRYN M						
GRANTEE: MERCHANT & ROGERS						

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	009601	C	SWP/LK LT	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	25.00	25.00	500							

REVIEW DATE 08/21/2020 BY KBA Total Acres: 20.00 Total Land Value: 500 Market: 0 Agricultural: 0 Common: 500 PRINTED 07/30/2025 BY SYS