BLOCK 4 LOTS 1 & 2
IN OR 1219/938 SEC 19-1N-25
EX S-1 OF LOTS 1 & 2

SHEN-JYH WU LIVING TRUST/WU SHEN JYH TRUSTEE
43164 RATLIFF RD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0004-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 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

RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/31/2024 DC

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	363,515
TOTAL MARKET VALUE	8,904
SOH/AGL Deduction	0
ASSESSED VALUE	8,904
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,904
TOTAL JUST VALUE	363,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1219/0938	4/01/2004	QC	Q	I	01	100
GRANTOR: WU SHEN JYH						
GRANTEE: WU SHEN-JYH TRUSTEE						
0452/0608	4/01/1985	WD	Q	V		37,000
GRANTOR:						
GRANTEE:						

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	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	11.25	AC		1.00	1.00	1.00	515.00	515.00	5,794							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	13.82	AC		1.00	1.00	1.00	225.00	225.00	3,110							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	25.07	AC		1.00	1.00	1.00	14,500.00	14,500.00	363,515							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 25.07 Total Land Value: 8,904 Market: 363,515 Agricultural: 8,904 Common: 0 PRINTED 07/30/2025 BY SYS