IN DB 124/331 & OR 46/639 &
PT IN OR 557 PG 902
EX R/W OR 111/634

**CEMETERY PROPERTY**
C/O C SIMMONS-BARTLEY, PO BOX 264
CALLAHAN, FL 32011-0264

**2025**

**29-2N-25-0000-0001-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 7600 | MORTUARY/CEMETERY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8009.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

45013 STRATTON RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/25/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 576 |
| TOTAL LAND VALUE - MARKET | | 96,250 |
| TOTAL MARKET VALUE | | 96,826 |
| SOH/AGL Deduction | | 44,216 |
| ASSESSED VALUE | | 52,610 |
| TOTAL EXEMPTION VALUE | 15 | 52,610 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 96,826 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 96,826 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0557/0902 | 11/28/1988 | QC | U | V | 10 | 100 |

GRANTOR: HODGES & SMITH & MIZ
GRANTEE: TR OF COMMUNITY CMT

### 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 | 12 | 8 | 96.00 | SF | 30.00 | 30.00 | 100 | 1990 | 1990 | 3 | 20 | 576 | |

### LAND DESCRIPTION

TOTAL OB/XF 576

| 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 | 007610 | C | CEMETERY | 0 | | OR | 250.00 | 575.00 | 2.75 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 96,250 | | | | | | | |

REVIEW DATE 08/22/2022 BY HSA Total Acres: 2.75 Total Land Value: 96,250 Market: 0 Agricultural: 0 Common: 96,250 PRINTED 07/30/2025 BY SYS