LOTS 8 THRU 11
PT OR 2246/977 BEING PARCEL 1
ESMT PT OR 1224/1770

LARRY L MANGES & SELMA M MANGES JOINT LIV TRUST/MA
PO BOX 36
CALLAHAN, FL 32011

**2025**

**29-3N-24-2020-0008-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

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

WILLIE HODGES RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | 02/10/2025 KBA |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 340,000 |
| TOTAL MARKET VALUE | 11,600 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 11,600 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 11,600 |
| TOTAL JUST VALUE | 340,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 320,000 |

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

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2246/0980 | 12/24/2018 | QC | U | V | 11 | 100 |
| GRANTOR: MANGES LARRY L & SELM | | | | | | |
| GRANTEE: LARRY L MANGES & SE | | | | | | |
| 2246/0977 | 12/24/2018 | QC | U | V | 11 | 100 |
| GRANTOR: MANGES LARRY L & SELM | | | | | | |
| GRANTEE: LARRY L MANGES & SE | | | | | | |

### 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 | 005600 | A | TIMBER 3 N S | 0 | | OR | 0.00 | 0.00 | 20.00 | AC | | 1.00 | 1.00 | 1.00 | 390.00 | 390.00 | 7,800 | | | | | | | |
| 2 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 20.00 | AC | | 1.00 | 1.00 | 1.00 | 190.00 | 190.00 | 3,800 | | | | | | | |
| 3 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 40.00 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 340,000 | | | | | | | |

REVIEW DATE 05/09/2025 BY MLU Total Acres: 40.00 Total Land Value: 11,600 Market: 340,000 Agricultural: 11,600 Common: 0 PRINTED 07/30/2025 BY SYS