TRACT 71 R497845
NASSAU VILLAGE WEST PB 5/23

HIGHSMITH BARBARA
16835 ETHEL RD
JACKSONVILLE, FL 32218

2025

37-1N-25-299F-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

540701 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,447
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	63,447
SOH/AGL Deduction	6,863
ASSESSED VALUE	56,584
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,584
TOTAL JUST VALUE	63,447
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B5431	CO ISSUED	0	09/26/2012
MHU5431	STATUS COMPLETED	0	09/02/2012
MH971805	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2412/0667	11/19/2020	CT	U	I	18	100
GRANTOR: CLERK OF CORUT						
GRANTEE: HIGHSMITH BARBARA						
2013/1526	11/01/2015	QC	U	I	11	85,000
GRANTOR: JORDAN MAJOR L						
GRANTEE: RAULERSON BETTY JO						

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	30	360.00	SF	20.10	20.10	100	1980	1980	3	20	1,447	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 13,447

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		RM	150.00	291.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS