E WATERMAN GRANT SEC 38-3N-24E
IN OR 672/1995 & 1984/74
(EX UTIL ESMT'S IN DBK 122/398

CASSIDY CAROL T/NAUGHTON CLAUDIA C REV TRUST
5287 NEW KINGS RD
JACKSONVILLE, FL 32209

2025

38-3N-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

36653 DYAL RD, CALLAHAN

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	632,500
TOTAL MARKET VALUE	50,100
SOH/AGL Deduction	0
ASSESSED VALUE	50,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,100
TOTAL JUST VALUE	632,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	575,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1984/0074	5/18/2015	SW	U	V	11	100
GRANTOR: NAUGHTON CLAUDIA CASS						
GRANTEE: NAUGHTON CLAUDIA CA						
0754/0328	3/15/1996	WD	U	V	09	730,000
GRANTOR: CASSIDY JOHN T & RICH						
GRANTEE: LANE CLAUDIA CASSID						

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	40.00	AC		1.00	1.00	1.00	525.00	525.00	21,000							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	45.00	AC		1.00	1.00	1.00	190.00	190.00	8,550							
3	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	685.00	685.00	20,550							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	115.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	632,500							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 115.00 Total Land Value: 50,100 Market: 632,500 Agricultural: 50,100 Common: 0 PRINTED 07/30/2025 BY SYS