PT OF LOT 31
IN OR 683 PG 344
THIGPEN SURVEY DB 39/356

CALHOUN ANTHONY & ANNA J
2406 BUTTEVIEW PLACE
SPRING VALLEY, CA 91977

2025

42-3N-28-5080-0031-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	43,010
TOTAL MARKET VALUE	43,010
SOH/AGL Deduction	18,358
ASSESSED VALUE	24,652
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,652
TOTAL JUST VALUE	43,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0683/0344	6/18/1993	WD	Q	V	01	100
GRANTOR: LAWRENCE EDDIE & E H						
GRANTEE: CALHOUN ANTHONY & A						
0348/0122	11/01/1981	WD	U	V		100
GRANTOR:						
GRANTEE:						

ROSES BLUFF RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

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	000100	C	RES	0		RSF-1	0.00	0.00	0.46	AC		1.00	1.00	1.10	85,000.00	93,500.00	43,010							

REVIEW DATE 04/11/2025 BY MLU Total Acres: 0.46 Total Land Value: 43,010 Market: 0 Agricultural: 0 Common: 43,010 PRINTED 07/30/2025 BY SYS