PT OF LOT 1
IN OR 2765/1924 AS TO PAR 2
SUB OF SEC 49 PB 2/15

CARVER RUTH ANN L/E/
PO BOX 494
CALLAHAN, FL 32011

2025

49-2N-25-4100-0001-0095

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC RESIDENTIAL	
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

US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,720
TOTAL LAND VALUE - MARKET	51,750
TOTAL MARKET VALUE	58,470
SOH/AGL Deduction	25,891
ASSESSED VALUE	32,579
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,579
TOTAL JUST VALUE	58,470
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2765/1924	1/28/2025	LE	U	I	11	100
GRANTOR: CARVER RUTH ANN						
GRANTEE: RC PROTECTION TRUST						
2764/210	1/28/2025	QC	U	I	11	100
GRANTOR: CARVER RAYMOND II						
GRANTEE: CARVER RUTH ANN						

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	0510	GARAGE WD-	0	0	24	40	960.00	SF	35.00	35.00	100	1989	1989	3	20	6,720	

LAND DESCRIPTION

TOTAL OB/XF 6,720

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		OR	0.00	0.00	1.15	AC		1.00	1.00	1.00	45,000.00	45,000.00	51,750							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.15 Total Land Value: 51,750 Market: 0 Agricultural: 0 Common: 51,750 PRINTED 07/30/2025 BY SYS