PT OF LOT 3 (EX S-6)
IN OR 530 PG 1055
SUB OF 49 PB 2/15

BROOKINS FRANK R & BETTY W
PO BOX 1836
CALLAHAN, FL 32011-1836

2025

49-2N-25-4100-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

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

PICKETT AV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,100
TOTAL MARKET VALUE	2,100
SOH/AGL Deduction	1,133
ASSESSED VALUE	967
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	967
TOTAL JUST VALUE	2,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0530/1055	11/10/1987	FS	U	V		100

GRANTOR: BROOKINS MILTON & D
GRANTEE: BROOKINS FRANK & B

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		RL	3.00	132.00	3.00	FF		1.00	1.00	1.00	700.00	700.00	2,100							

REVIEW DATE 06/02/2023 BY MLU Total Acres: 0.00 Total Land Value: 2,100 Market: 0 Agricultural: 0 Common: 2,100 PRINTED 07/30/2025 BY SYS