LOT 12 (EX DOT R/W PAR 113
IN OR 914/488)
PT OR 2133/488

KELA RICHARD A
21783 CR 121
HILLIARD, FL 32046

2025

51-2N-25-4170-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	1290.100		

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

ANNIE LAURA ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	28,300
TOTAL MARKET VALUE	28,300
SOH/AGL Deduction	19,515
ASSESSED VALUE	8,785
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,785
TOTAL JUST VALUE	28,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7632	MH MOVE-ON	3,000	01/11/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2133/0488	6/28/2017	WD	U	I	11	2,000
GRANTOR: ANNIE LAURA LLC						
GRANTEE: KELA RICHARD A						
2129/1396	6/28/2017	WD	Q	I	05	68,000
GRANTOR: ANNIE LAURA LLC						
GRANTEE: KELA RICHARD A						

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	001000	C	COMMERCIAL	0		CG	0.00	0.00	5,660.00	SF		1.00	1.00	1.00	5.00	5.00	28,300							

REVIEW DATE 05/09/2025 BY DC Total Acres: 0.00 Total Land Value: 28,300 Market: 0 Agricultural: 0 Common: 28,300 PRINTED 07/30/2025 BY SYS