

553413 US HIGHWAY 1 LAND TRUST/RESOURCE LINKS LLC
45500 JONES WAY ROAD
CALLAHAN, FL 32011

30-4N-24-2740-0008-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

08

MOD METAL 60

Exterior Wall

08

WD ON PLY 40

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

04

PLYWOOD 100

Interior Floo

02

MIN PLYWD 100

Air Condition

01

NONE 100

Heating Type

01

NONE 100

Bedrooms

0 100

Bathrooms

0 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0 100

BUD8 Adjustme

04

DIST 01 100

Quality

01

Quality Level 01

DOR CODE

0200

MOBILE HOME

MAP NUM

MKT AREA

09

NEIGHBORHOOD/LOC

9001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,196

100

1993

1,196

11,708

UEP

468

70

2007

328

3,211

TOTALS

1,664

1,524

14,918

EXTRA FEATURES

L N

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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

01/01/2023

BY

CD

Total Acres:

1.57

Total Land Value:

62,800

Market:

0

Agricultural:

0

Common:

62,800

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

0820021,52438.390032.6349,7281973197300070.0030.00

Heated Area: 1196HX Base Yr

UEP2007

BAS1993

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ U V I RSN CD SALE PRICE

2560/10494/25/2022WDUUI11100

GRANTOR: KOONS RICHARD L III

GRANTEE: 553413 US HIGHTWAY

2027/05552/03/2016WDUUI14100

GRANTOR: KOONS BETTY S

GRANTEE: KOONS RICHARD L III

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2007] W52 S9 BAS=[YR=1993] S23 E52 N23 W52\$ E52 N9\$.

NASSAU COUNTY PROPERTY

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