PT LOT 24, 25
IN OR 2646/1535 PARCEL 2
AKA WASTEWATER PARCEL

TOWN OF CALLAHAN
542300 US HWY 1
CALLAHAN, FL 32011

2023

11-1N-24-2180-0024-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/16/2022 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		35,620
TOTAL MARKET VALUE		35,620
SOH/AGL Deduction		19,332
ASSESSED VALUE		16,288
TOTAL EXEMPTION VALUE	04	16,288
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		35,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/1535	5/24/2023	WD	U	V	18	100

GRANTOR: FLORIDA POWER & LIGHT

GRANTEE: TOWN OF CALLAHAN

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	008900	C	MUNICIPAL	0		IP	0.00	0.00	2.74	AC		1.00	1.00	1.00	13,000.00	13,000.00	35,620							

REVIEW DATE 02/16/2022 BY RDC Total Acres: 2.74 Total Land Value: 35,620 Market: 0 Agricultural: 0 Common: 35,620 PRINTED 08/02/2023 BY SYS