PT OR 1548/1259 LYING WITHIN
SEC 19-2N-25E

L & D REALTY CAPITAL LLC
PO BOX 313
CALLAHAN, FL 32011

2023

19-2N-25-0000-0136-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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 HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	64,035
TOTAL MARKET VALUE	64,035
SOH/AGL Deduction	14,948
ASSESSED VALUE	49,087
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,087
TOTAL JUST VALUE	64,035
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2518/1677	12/01/2021	WD	U	V	11	100
GRANTOR: BLACKSHEAR J DAWSON J						
GRANTEE: L & K REALTY CAPITA						
1548/1259	1/30/2008	WD	U	I	01	100
GRANTOR: BLACKSHEAR J DAWSON J						
GRANTEE: BLACKSHEAR J DAWSON						

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		CI	168.00	130.00	21,345.00	SF		1.00	1.00	1.00	3.00	3.00	64,035							

REVIEW DATE 06/14/2022 BY HSA Total Acres: 0.00 Total Land Value: 64,035 Market: 0 Agricultural: 0 Common: 64,035 PRINTED 08/02/2023 BY SYS