PT GOVT LOTS 1 & 2 OF
SEC 26-2N-25E IN OR 1187/1318
(EX PT IN OR 882/590 &

WILLS MARSHA M EST
45689 BISMARK ROAD
CALLAHAN, FL 32011

2023

26-2N-25-0000-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

CHARLES GREEN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
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	112,320
TOTAL MARKET VALUE	112,320
SOH/AGL Deduction	37,701
ASSESSED VALUE	74,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,619
TOTAL JUST VALUE	112,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH972009	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1187/1318	11/10/2003	QC	U	V	01	100
GRANTOR: STANCAVAGE EDWARD						
GRANTEE: STANCAVAGE MARSHA M						
0808/0052	9/30/1997	WD	Q	V		35,000
GRANTOR: BRANDIES ERIC KEITH						
GRANTEE: STANCAVAGE EDWARD &						

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	000115	C	SFR ACRES	0			0.00	0.00	7.02	AC		1.00	1.00	1.00	16,000.00	16,000.00	112,320							

REVIEW DATE 05/18/2023 BY MLU Total Acres: 7.02 Total Land Value: 112,320 Market: 0 Agricultural: 0 Common: 112,320 PRINTED 08/02/2023 BY SYS