PT OF LOT 11 IN OR 312/156
(EX ESMT IN OR 539/548)
EAST CALLAHAN SUB PBK 1/2 &

PAGE JOHN HENRY/PAGE RONALD
P O BOX 1382
CALLAHAN, FL 32011

2023

28-2N-25-3060-0011-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

PEYTON LN, CALLAHAN

BLD DATE		LGL DATE	07/27/2023 DC
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	1,152
TOTAL LAND VALUE - MARKET	90,240
TOTAL MARKET VALUE	7,356
SOH/AGL Deduction	844
ASSESSED VALUE	6,512
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,512
TOTAL JUST VALUE	91,392
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0312/0156	3/01/1980	WD	U	V		100

GRANTOR:

GRANTEE:

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
1	0681	POLE SHED	0	0	24	16	384.00	SF	15.00	15.00	100	1985	1985	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 1,152

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	11.28	AC		1.00	1.00	1.00	550.00	550.00	6,204							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	11.28	AC		1.00	1.00	1.00	8,000.00	8,000.00	90,240							

REVIEW DATE 07/27/2023 BY DC Total Acres: 11.28 Total Land Value: 6,204 Market: 90,240 Agricultural: 6,204 Common: 0 PRINTED 08/02/2023 BY SYS