PT FRACL NW1/4 OF
SEC 29-2N-25E & PT SE1/4 OF
NE1/4 OF SEC 30-2N-25E BEING

TOWN OF CALLAHAN
PO BOX 5016
CALLAHAN, FL 32011

2023

29-2N-25-0000-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8901	MUNICIPAL VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

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

45323 BRANDIES AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		215,186
TOTAL MARKET VALUE		215,186
SOH/AGL Deduction		79,082
ASSESSED VALUE		136,104
TOTAL EXEMPTION VALUE	04	136,104
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		215,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2182/0090	3/06/2018	TX	U	V	11	43,000

GRANTOR: TAX COLLECTOR

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		CG	0.00	0.00	107,593.00	SF		1.00	1.00	1.00	2.00	2.00	215,186							

REVIEW DATE 01/06/2023 BY HSA Total Acres: 0.00 Total Land Value: 215,186 Market: 0 Agricultural: 0 Common: 215,186 PRINTED 08/02/2023 BY SYS