BLOCK 12 LOT 5 & PT OF LOTS
4 & 6 IN OR 2259/910
LAKESIDE PARK SUB PBK O/36

TOWN OF CALLAHAN
542300 US HWY 1
CALLAHAN, FL 32011

2023

29-2N-25-3200-0012-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
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

FIFTH AV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2019 KK
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		132
TOTAL MARKET VALUE		132
SOH/AGL Deduction		0
ASSESSED VALUE		132
TOTAL EXEMPTION VALUE	04	132
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2259/0910	7/26/2018	QC	U	V	11	100

GRANTOR: SCHOOL BOARD OF NASSA

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	009602	C	RETENTION PO	0			0.00	0.00	1.32	AC		1.00	1.00	1.00	100.00	100.00	132							

REVIEW DATE 05/08/2019 BY KK Total Acres: 1.32 Total Land Value: 132 Market: 0 Agricultural: 0 Common: 132 PRINTED 08/02/2023 BY SYS