A TRIANGLE IN SW CORNER OF
NE1/4 OF SE1/4
IN OR 2227/334

BROWN SAMMY D III
45135 WHITE ROAD
CALLAHAN, FL 32011

2024

19-2N-25-0000-0087-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

WHITE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	18,200
TOTAL MARKET VALUE	18,200
SOH/AGL Deduction	5,638
ASSESSED VALUE	12,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,562
TOTAL JUST VALUE	18,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2227/0334	10/01/2018	QC	U	V	11	100
GRANTOR: HANIF NASSAR						
GRANTEE: BROWN SAMMY D III						
2070/1977	9/12/2016	QC	U	V	11	100
GRANTOR: DAVIS MARY LOUISE						
GRANTEE: HANIF NASSAR						

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	000000	C	VAC RES	0		RM	0.00	0.00	0.52	AC		1.00	1.00	1.00	35,000.00	35,000.00	18,200							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.52 Total Land Value: 18,200 Market: 0 Agricultural: 0 Common: 18,200 PRINTED 08/06/2024 BY SYS