PT GOVT LOT 2 OF SEC 19-2N-25E
& PT GOVT LOT 1 OF
SEC 30-2N-25E IN OR 1385/758

MAIN LINE TIMBER LLC
PO BOX 1694
CALLAHAN, FL 32011-1694

2024

19-2N-25-0000-0144-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7002.00		

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

US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/10/2024 DC
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	2,204,440
TOTAL MARKET VALUE	2,204,440
SOH/AGL Deduction	1,112,881
ASSESSED VALUE	1,091,559
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,091,559
TOTAL JUST VALUE	2,204,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,400,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E995576	CHNGE SRVC	0	01/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1385/0758	1/30/2006	WD	Q	V		2,000,000
GRANTOR: G & H LAND DEV LLC						
GRANTEE: MAIN LINE TIMBER LL						
1385/0738	1/30/2006	WD	Q	V		1,000,000
GRANTOR: BEL PROPERTY MANAGEME						
GRANTEE: G & H LAND DEV LLC						

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	001000	C	COMMERCIAL	0		INTNS	0.00	0.00	400,320.00	SF		1.00	1.00	1.00	5.50	5.50	2,201,760							
2	009602	C	RETENTION PO	0		INTNS	0.00	0.00	5.75	AC		1.00	1.00	1.00	100.00	100.00	575							
3	009630	C	SWAMP	0		INTNS	0.00	0.00	4.21	AC		1.00	1.00	1.00	500.00	500.00	2,105							

REVIEW DATE 06/10/2024 BY DC Total Acres: 19.15 Total Land Value: 2,204,440 Market: 0 Agricultural: 0 Common: 2,204,440 PRINTED 08/06/2024 BY SYS