PT GOVT LOT 1 OF SEC 26-2N-25E
IN OR 1900/1450

NASSAU COUNTY BOCC
96135 NASSAU PLACE STE 2
YULEE, FL 32097

2024

26-2N-25-0000-0001-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
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

BEAR RUN RD, CALLAHAN

BLD DATE		LGL DATE	
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		0
TOTAL LAND VALUE - MARKET		20,240
TOTAL MARKET VALUE		20,240
SOH/AGL Deduction		4,750
ASSESSED VALUE		15,490
TOTAL EXEMPTION VALUE	03	15,490
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		20,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		20,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1900/1450	2/04/2014	TX	U	V	11	4,100

GRANTOR: TAX COLLECTOR

GRANTEE: NASSAU COUNTY BOCC

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	008600	C	COUNTY	0		OR	0.00	0.00	1.84	AC		1.00	1.00	0.50	22,000.00	11,000.00	20,240							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 1.84 Total Land Value: 20,240 Market: 0 Agricultural: 0 Common: 20,240 PRINTED 08/06/2024 BY SYS