LOTS 1 & 2
PT OR 2544/1055 & OR 2132/1769
ESMT IN OR 175/262

BENNETTS PROPERTY SERVICES INC
542026 US HWY 1
CALLAHAN, FL 32011

2024

28-2N-25-3060-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

KILPATRICK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	143,680
TOTAL MARKET VALUE	143,680
SOH/AGL Deduction	0
ASSESSED VALUE	143,680
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,680
TOTAL JUST VALUE	143,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7335	MH MOVE-ON	14,000	06/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2544/1055	3/04/2022	WD	U	V	37	50,000
GRANTOR: KILPATRICK DONNA S ET						
GRANTEE: BENNETT'S PROPERTY						
2523/1780	12/20/2021	FJ	U	V	11	0
GRANTOR: JENS KARL T JR EST						
GRANTEE: STRADER KAROL J ET						

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	000115	C	SFR ACRES	0		OR	0.00	0.00	8.98	AC		1.00	1.00	1.00	16,000.00	16,000.00	143,680							

REVIEW DATE 05/18/2023 BY MLU Total Acres: 8.98 Total Land Value: 143,680 Market: 0 Agricultural: 0 Common: 143,680 PRINTED 08/06/2024 BY SYS