

PT F P SANCHEZ GRANT
SEC 51-2N-25E BEING ONLY PT
LYING E OF DBK 109/269 & S OF

JONES ROBERT ESTATE
C/O KENNETH WILLIAMSON, 45003 HISTORICAL LANE
CALLAHAN, FL 32011

2024

51-2N-25-0000-0015-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																			
															VALUATION BY STANDARD																					
					Tax Group: 6										Tax Dist:																					
					BUILDING MARKET VALUE										0																					
					TOTAL MARKET OB/XF VALUE										0																					
					TOTAL LAND VALUE - MARKET										30,165																					
					TOTAL MARKET VALUE										30,165																					
					SOH/AGL Deduction										0																					
					ASSESSED VALUE										30,165																					
					TOTAL EXEMPTION VALUE										0																					
					BASE TAXABLE VALUE										30,165																					
DOR CODE					1000					VACANT COMMERCIAL																										
MAP NUM										MKT AREA					08																					
NEIGHBORHOOD/LOC					8026.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
TOTALS																																				
EXTRA FEATURES					US HWY 1, CALLAHAN																															
L N	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																					
																	BLD DATE										LGL DATE									
																	XF DATE										LAND DATE									
																	INC DATE										AG DATE									
LAND DESCRIPTION																	TOTAL OB/XF 0																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		CI	70.00	140.00	10,055.00	SF		1.00	1.00	1.00	3.00	3.00	30,165																			
REVIEW DATE 06/14/2022 BY HSA Total Acres: 0.00 Total Land Value: 30,165 Market: 0 Agricultural: 0 Common: 30,165 PRINTED 08/06/2024 BY SYS																																				