PT GOVT LOT 4 SEC 2-2N-25E
IN OR 2769/1128
UTIL ESMT IN OR 2688/1453

SCHEIDER LEWIS H & BETTY M
551359 BURNS ROAD
CALLAHAN, FL 32011

2025

02-2N-25-0000-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

BURNS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
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	45,000
TOTAL MARKET VALUE	370
SOH/AGL Deduction	0
ASSESSED VALUE	370
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	370
TOTAL JUST VALUE	45,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH250002451	2025 30X76 4/2 SU	0	03/10/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2769/1128	2/13/2025	SW	U	V	11	0
GRANTOR: SCHEIDER LEWIS H & BE						
GRANTEE: SCHEIDER LEWIS H &						
2752/309	11/21/2024	SW	U	V	11	100
GRANTOR: SCHEIDER LEWIS H & BE						
GRANTEE: SCHEIDER LEWIS H &						

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	006000	A	PASTURE - HA	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	370.00	370.00	370							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/26/2025 BY TW Total Acres: 1.00 Total Land Value: 370 Market: 45,000 Agricultural: 370 Common: 0 PRINTED 07/30/2025 BY SYS