PT NE1/4 OF SEC 3-2N-24E
IN OR 1270/801 (EX 2-8 & 2-9)

LAYDEN WILLIAM E & VERNA L L/E/
36799 ELLIOT RD
CALLAHAN, FL 32011

2025

03-2N-24-0000-0002-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

36630 ELLIOTT RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/30/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,200
TOTAL LAND VALUE - MARKET	250,705
TOTAL MARKET VALUE	8,227
SOH/AGL Deduction	294
ASSESSED VALUE	7,933
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,933
TOTAL JUST VALUE	253,905
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH951026	MH MOVE-ON	0	09/01/1995
B952076	XFOB	6,000	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2739/122	8/29/2024	QC	U	I	11	100
GRANTOR: LAYDEN WILLIAM E & VE						
GRANTEE: ROBERTS KIMBERLY LA						
2739/116	8/29/2024	QC	U	I	11	100
GRANTOR: LAYDEN WILLIAM E & VE						
GRANTEE: RUSSELL KAREN SUSAN						

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
1	0680	POLE SHED	0	0	0	0	1,600.00	SF	10.00	10.00	100	1995	1995	3	20	3,200	

LAND DESCRIPTION

TOTAL OB/XF 3,200

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	1.38	AC		1.00	1.00	1.00	525.00	525.00	724							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	9.11	AC		1.00	1.00	1.00	370.00	370.00	3,371							
3	005970	A	AGRICULTURAL	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	70.00	70.00	210							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.80	AC		1.00	1.00	1.00	190.00	190.00	722							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	17.29	AC		1.00	1.00	1.00	14,500.00	14,500.00	250,705							

REVIEW DATE 07/09/2020 BY TWA Total Acres: 17.29 Total Land Value: 5,027 Market: 250,705 Agricultural: 5,027 Common: 0 PRINTED 07/30/2025 BY SYS