PT OF SE1/4 OF NW1/4
IN OR 1864/1735

ELLIOTT ROBERT A & PAULA J
452536 OLD DIXIE HIGHWAY
CALLAHAN, FL 32011

2025

03-2N-24-0000-0005-0040

NASSAU COUNTY PROPERTY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	20,412
TOTAL LAND VALUE - MARKET	447,615
TOTAL MARKET VALUE	32,085
SOH/AGL Deduction	0
ASSESSED VALUE	32,085
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,085
TOTAL JUST VALUE	468,027
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	453,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530573	CARPORT	0	06/10/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1864/1735	6/27/2013	QC	U	V	11	100
GRANTOR: ELLIOTT ROBERT A & PA						
GRANTEE: ELLIOTT ROBERT A &						
0758/0549	4/29/1996	WD	Q	V	01	123,500
GRANTOR: EVERS JANICE E & LOUI						
GRANTEE: ELLIOTT ROBERT & PA						

36050 ELLIOTT RD, CALLAHAN

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

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	70	36	2,520.00	SF	10.00	10.00	100	2017	2017	3	81	20,412	

LAND DESCRIPTION

TOTAL OB/XF 20,412

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	005600	A	TIMBER 3 N S	0	0007	OR	0.00	0.00	12.57	AC		1.00	1.00	1.00	390.00	390.00	4,902							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	18.30	AC		1.00	1.00	1.00	370.00	370.00	6,771							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	30.87	AC		1.00	1.00	1.00	14,500.00	14,500.00	447,615							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 30.87 Total Land Value: 11,673 Market: 447,615 Agricultural: 11,673 Common: 0 PRINTED 07/30/2025 BY SYS