N1/2 OF LOT 1
PT OR 1811/203
CHARWOOD ESTATES PB 4/65

ROBERTS WILLIAM C & GLORIA C
10902 KEY CORAL DR
JACKSONVILLE, FL 32218

2025

04-1N-25-2755-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	1290.100		

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

US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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	33,322
TOTAL MARKET VALUE	33,322
SOH/AGL Deduction	9,668
ASSESSED VALUE	23,654
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,654
TOTAL JUST VALUE	33,322
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1811/0203	8/29/2012	WD	Q	V	02	49,800
GRANTOR: G&H LAND & TIMBER DEV						
GRANTEE: ROBERTS WILLIAM C &						
1810/1560	6/21/2012	WD	U	V	12	450,000
GRANTOR: CALLAHAN HOLDINGS LLC						
GRANTEE: G&H LAND & TIMBER I						

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	001000	C	COMMERCIAL	0		CN	141.00	156.00	22,215.00	SF		1.00	1.00	1.00	1.50	1.50	33,322							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 0.00 Total Land Value: 33,322 Market: 0 Agricultural: 0 Common: 33,322 PRINTED 07/30/2025 BY SYS