

PT OF NE1/4 OF NW1/4
 IN OR 2460/1223 & ESMT'S IN
 OR 435/141,OR 854/687 (EX UTIL)

FISHER ADAM H
 PO BOX 1665
 CALLAHAN, FL 32011

2025

07-2N-26-0000-0002-0000



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	VALUATION SUMMARY																							
																				VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 8,406 TOTAL LAND VALUE - MARKET 56,250 TOTAL MARKET VALUE 64,656 SOH/AGL Deduction 14,075 ASSESSED VALUE 50,581 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 50,581 TOTAL JUST VALUE 64,656 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 65,012																									
DOR CODE		0001		VAC W/XFOB																		PERMIT NUM				DESCRIPTION				AMT		ISSUED													
MAP NUM				MKT AREA																		B19262				NEW CONSTR				4,317		01/01/2007													
NEIGHBORHOOD/LOC				5001.00																		SALES DATA																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number				DATE		TYPE INST		Q / V / I / RSN CD		SALE PRICE													
																						2460/1223				5/10/2021		QC U		I 11		100													
																				GRANTOR: FISHER ADAM H																									
																				GRANTEE: FISHER ADAM H																									
1910/1790		4/06/2014		QC U		I 11																100																							
																				GRANTOR: FISHER ADAM H																									
																				GRANTEE: FISHER ADAM H III																									
TOTALS																				56094 DIXON TRL, CALLAHAN										BLD DATE				XF DATE		INC DATE		LGL DATE				LAND DATE		AG DATE	
EXTRA FEATURES																																													
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																												
1	0351	CARPORT MT	0	0	45	30	1,350.00	SF	6.60	6.60	100	2007	2007	3	27	2,406																													
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000																													
TOTAL OB/XF																														8,406															

LAND DESCRIPTION										TOTAL OB/XF										OTHER ADJUSTMENTS AND NOTES									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000100	C	RES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.25	45,000.00	56,250.00	56,250												