PT OF SE1/4
IN OR 829/450 RP146
PARCELS 3 3-2 & 3-3

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

08-2N-25-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8001	V GV W/XFOB	
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

MUSSLEWHITE RD, 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		9,840
TOTAL LAND VALUE - MARKET		326,250
TOTAL MARKET VALUE		336,090
SOH/AGL Deduction		181,719
ASSESSED VALUE		154,371
TOTAL EXEMPTION VALUE	03	154,371
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		336,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,340

MISC SHEDS NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E9171	NEW CONSTR	0	02/01/2002
8569	XFOB	5,120	12/18/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0829/0450	4/08/1998	WD	U	I	09	156,000
GRANTOR: DAVIS VANGELENA						
GRANTEE: NASSAU COUNTY						
0382/0278	3/01/1983	WD	U	I		100
GRANTOR:						
GRANTEE:						

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	0681	POLE SHED	0	0	40	32	1,280.00	SF	15.00	15.00	100	1973	1973	3	20	3,840	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1973	1973	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 9,840

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	008001	C	V GV/XFOB	0		OR	0.00	0.00	22.50	AC		1.00	1.00	1.00	14,500.00	14,500.00	326,250							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 22.50 Total Land Value: 326,250 Market: 0 Agricultural: 0 Common: 326,250 PRINTED 07/30/2025 BY SYS