PT N1/2 LYING W OF RD
(EX OR 2465/967, OR 2758/1538 &
PT CHANDLER'S MEADOW #1)

FLORIDA INFRASTRUCTURE INC
PO BOX 1269
CALLAHAN, FL 32011

2025

11-2N-24-0000-0002-0000

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

36105 COTTONWOOD DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/30/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	648,570
TOTAL MARKET VALUE	83,734
SOH/AGL Deduction	0
ASSESSED VALUE	83,734
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,734
TOTAL JUST VALUE	648,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	560,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006990	NEW SFR T-3576 H-		05/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1901/1574	1/24/2014	WD	U	I	30	1,727,500
GRANTOR: BRANDY BRANCH DAIRY I						
GRANTEE: FLORIDA INFRASTRUCT						
1834/0098	12/24/2012	WD	Q	I	05	2,000,000
GRANTOR: CITIZENS STATE BANK						
GRANTEE: BRANDY BRANCH DAIRY						

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	000100	C	RES	0					1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	103.74	AC		1.00	1.00	1.00	370.00	370.00	38,384							
3	005970	A	AGRICULTURAL	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	70.00	70.00	350							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	109.74	AC		1.00	1.00	1.00	5,500.00	5,500.00	603,570							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 109.74 Total Land Value: 83,734 Market: 603,570 Agricultural: 38,734 Common: 45,000 PRINTED 07/30/2025 BY SYS