PARCEL 1 IN OR 551/530

FLORIDA INFRASTRUCTURE INC
PO BOX 1269
CALLAHAN, FL 32011

2025

11-2N-24-2020-0009-0000

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

GLORY RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	24,000
TOTAL LAND VALUE - MARKET	597,575
TOTAL MARKET VALUE	62,180
SOH/AGL Deduction	8,028
ASSESSED VALUE	54,152
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,152
TOTAL JUST VALUE	621,575
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	567,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 24,000

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	005010	A	SERVICE ACRE	0		OR	0.00	0.00	12.65	AC		1.00	1.00	1.00	500.00	500.00	6,325							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	17.00	AC		1.00	1.00	1.00	225.00	225.00	3,825							
3	006005	A	PASTURE - GR	0		OR	0.00	0.00	75.00	AC		1.00	1.00	1.00	370.00	370.00	27,750							
4	005970	A	AGRICULTURAL	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	70.00	70.00	280							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	108.65	AC		1.00	1.00	1.00	5,500.00	5,500.00	597,575							

REVIEW DATE 08/04/2021 BY TWA Total Acres: 108.65 Total Land Value: 38,180 Market: 597,575 Agricultural: 38,180 Common: 0 PRINTED 07/30/2025 BY SYS