PT SW1/4 OF SEC 12-2N-24E &
PT LOT 56 OF CORNWALL SURVEY
SEC 11-2N-24E SUB PBK O/31

KGC DEVELOPMENT LLC
53072 CLEAR LAKE DRIVE
CALLAHAN, FL 32011

2025

12-2N-24-0000-0003-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
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

OLD DIXIE HWY, 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	618,570
TOTAL MARKET VALUE	618,570
SOH/AGL Deduction	0
ASSESSED VALUE	618,570
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	618,570
TOTAL JUST VALUE	618,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	597,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/0917	7/08/2022	WD	U	V	11	100
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: KGC DEVELOPMENT LLC						
2469/1454	6/10/2021	WD	Q	V	05	900,000
GRANTOR: DCOUSINS LLC						
GRANTEE: KEN GREENE CONTRACT						

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	009900	C	ACREAGE NON-	0		OR	0.00	0.00	21.33	AC		1.00	1.00	2.00	14,500.00	29,000.00	618,570							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 21.33 Total Land Value: 618,570 Market: 0 Agricultural: 0 Common: 618,570 PRINTED 07/30/2025 BY SYS