LOTS 97,98,99 & 60FT ABND R/W
LYING S THEREOF & LOTS 481,
482,483,484,485 & 486

UNITED STATES OF AMERICA
(FAA CENTER)
HILLIARD, FL 32046

2025

14-1N-24-2180-0113-00L0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	02	SHED 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Ceiling	03	PART.FIN. 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

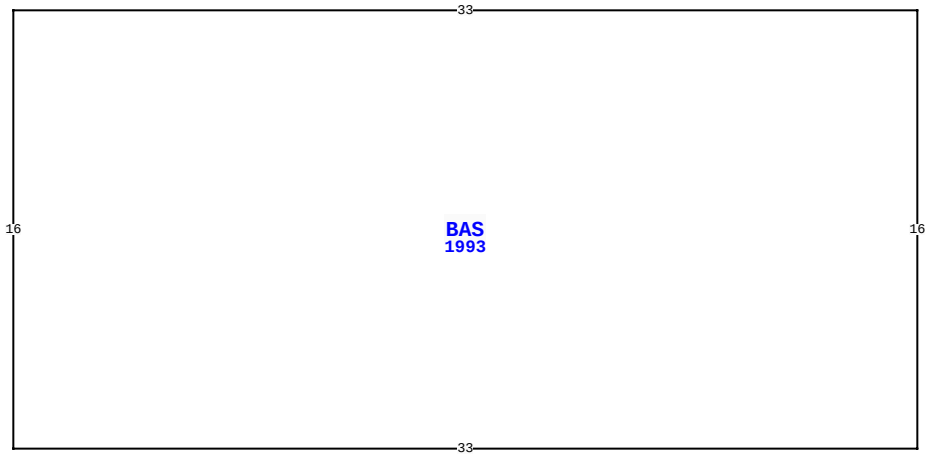
DOR CODE 8800 FEDERAL
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100	1993	528	3,134
TOTALS	528			528	3,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	04	528	64.8720	29.68	15,671	1970	1970	0	0	0	80.00	20.00

1 STOR WAREH – 0% - 0 Heated Area: 528 HX Base Yr



US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		3,134
TOTAL MARKET OB/XF VALUE		46,108
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		49,242
SOH/AGL Deduction		0
ASSESSED VALUE		49,242
TOTAL EXEMPTION VALUE	12	49,242
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		49,242
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1227/0378	4/01/2004	MS	Q	I	03	100
GRANTOR: PICKETT LORRAINE B						
GRANTEE: UNITED STATES OF AM						
0106/0101	9/14/1970	MS	Q	I	03	100
GRANTOR: PICKETT D D						
GRANTEE: THE UNITED STATES O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 S16 E33 N16$.

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	1050	TOWER-COMM	0	0	0	0	150.00	UT	300.00	300.00	100	0	0	3	100	45,000	
2	0431	CL FNC 8B	0	0	0	0	383.00	LF	12.50	12.50	100	100	100	3	20	958	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1980	1980	3	20	60	
4	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	100	1980	1980	3	20	90	

LAND DESCRIPTION

TOTAL OB/XF 46,108

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	009010	C	NO LND INT	0		OR	0.00	0.00	1.00	UT		1.00	1.00	1.00	0.00	0.00	0							

REVIEW DATE 01/06/2023 BY HSA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS