LOTS 1204 1207 1220 & 1223
IN OR 372 PG 581
EX S-1 OF LOTS 1220 & 1223

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

15-1N-24-2180-1204-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8601	COUNTY VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		297,500
TOTAL MARKET VALUE		297,500
SOH/AGL Deduction		128,396
ASSESSED VALUE		169,104
TOTAL EXEMPTION VALUE	03	169,104
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		297,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E952260	NEW CONSTR	0	12/01/1995
B952384	NEW CONSTR	5,400	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

3898 WOODS LN, CALLAHAN

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

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	008600	C	COUNTY	0		OR	0.00	0.00	35.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	297,500							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 35.00 Total Land Value: 297,500 Market: 0 Agricultural: 0 Common: 297,500 PRINTED 07/30/2025 BY SYS