PT OF LOT 1235 (S-1) &
PT OF LOT 1236 (S-1 & S-2)
IN OR 2303/254

POWELL CARLOS
11936 BETULA RD
JACKSONVILLE, FL 32246

2025

15-1N-24-2180-1235-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

33428 WOODS LN, 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	11,967
TOTAL LAND VALUE - MARKET	180,188
TOTAL MARKET VALUE	192,155
SOH/AGL Deduction	83,879
ASSESSED VALUE	108,276
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,276
TOTAL JUST VALUE	192,155
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2303/0254	9/06/2019	WD	Q	I	01	75,000
GRANTOR: KELLEM CHRISTIAN B &						
GRANTEE: POWELL CARLOS						
1200/0831	1/08/2004	WD	U	V	21	77,000
GRANTOR: HIGGINBOTHAM ALBERT &						
GRANTEE: KELLEM CHRISTIAN B						

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
2	0350	CARPORT WD	0	0	30	17	510.00	SF	13.00	13.00	100	2025	2021		90	5,967	

LAND DESCRIPTION

TOTAL OB/XF 11,967

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		OR	0.00	0.00	15.50	AC		1.00	1.00	0.75	15,500.00	11,625.00	180,188							

REVIEW DATE 05/27/2021 BY TWJH Total Acres: 15.50 Total Land Value: 180,188 Market: 0 Agricultural: 0 Common: 180,188 PRINTED 07/30/2025 BY SYS