PT OF LOT 36 IN OR 2687/467
BEING ONLY PT LYING SELY OF
OR 1749/652 & ESMT IN

FORSTER NEVA N
PO BOX 798
CALLAHAN, FL 32011

2025

16-1N-25-2910-0036-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	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

PINERIDGE DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,950
TOTAL MARKET VALUE	40,950
SOH/AGL Deduction	2,340
ASSESSED VALUE	38,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,610
TOTAL JUST VALUE	40,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/467	12/21/2023	QC	U	I	11	100
GRANTOR: COSTESCU ANTONIE DORB						
GRANTEE: FORSTER NEVA N						
2599/0821	10/28/2022	QC	U	I	11	100
GRANTOR: FORSTER NEVA N						
GRANTEE: COSTESCU ANTONIE D						

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	000100	C	RES	0		OR			2.34	AC		1.00	0.50	0.50	35,000.00	17,500.00	40,950							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 2.34 Total Land Value: 40,950 Market: 0 Agricultural: 0 Common: 40,950 PRINTED 07/30/2025 BY SYS