PT OF GOVT LOT 4
IN OR 1164/698

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

17-2N-25-0000-0005-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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		2,250
TOTAL MARKET VALUE		2,250
SOH/AGL Deduction		1,484
ASSESSED VALUE		766
TOTAL EXEMPTION VALUE	03	766
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1164/0698	2/05/2003	WD	U	V	11	100

GRANTOR: CAREY FRANK & SHARON

GRANTEE: NASSAU COUNTY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

ZIDELL RD, CALLAHAN

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

BUILDING NOTES

BUILDING DIMENSIONS

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	0.50	AC		1.00	1.00	0.10	45,000.00	4,500.00	2,250							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 0.50 Total Land Value: 2,250 Market: 0 Agricultural: 0 Common: 2,250 PRINTED 07/30/2025 BY SYS