PT OF SEC 17-2N-25E
IN OR 2518/997
UTIL ESMT IN OR 2569-857

ANDREU ALEXAS DANIEL & CASSAUNDRA FRANCES
800 SILVERLEAF WALK
SAINT MARYS, GA 31558

2025

17-2N-25-0000-0005-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC RESIDENTIAL	
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

543553 US HWY 1, 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	26,784
TOTAL LAND VALUE - MARKET	152,354
TOTAL MARKET VALUE	179,138
SOH/AGL Deduction	10,900
ASSESSED VALUE	168,238
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,238
TOTAL JUST VALUE	179,138
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,944

4/2023KW: USED 1/2023 OBLIQUE TO FC/UPDATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4654	MH MOVE-ON	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/0997	11/15/2021	WD	Q	V	01	180,000
GRANTOR: SANIXAY CHANSAMONE						
GRANTEE: ANDREU ALEXAS DANIE						
1309/1193	4/13/2005	WD	Q	V		79,500
GRANTOR: LAPIERRE GARY A						
GRANTEE: SANIXAY CHANSAMONE						

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	0940	SHEDS/PORT	0	0	30	16	480.00	SF	30.00	30.00	100	2023	2022		93	13,392	
2	0940	SHEDS/PORT	0	0	30	16	480.00	SF	30.00	30.00	100	2023	2022		93	13,392	

LAND DESCRIPTION

TOTAL OB/XF 26,784

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	6.01	AC		1.00	1.00	1.30	19,500.00	25,350.00	152,354							

REVIEW DATE 06/07/2023 BY MLU Total Acres: 6.01 Total Land Value: 152,354 Market: 0 Agricultural: 0 Common: 152,354 PRINTED 07/30/2025 BY SYS