IN OR 13 PG 426

DEPT OF AGRIC-STATE OF FLA
C/O DEP 3900 COMMONWAELTH BLVD
TALLAHASSEE, FL 32399

2025

17-2N-25-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 50
Interior Floo	03	CONC FINSH 50
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

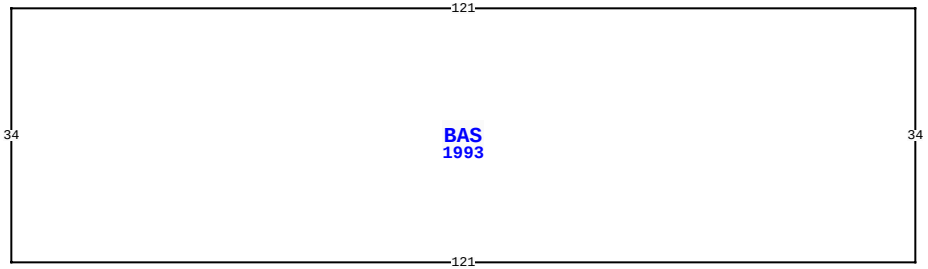
DOR CODE	8700	STATE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,114	100	1993	4,114	33,941
TOTALS	4,114			4,114	33,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	4,114	63.4480	16.50	67,881	1965	1965	0	0	0	50.00	50.00

1 BARNS – 0% - 0 Heated Area: 4114 HX Base Yr



543378 US HWY 1, CALLAHAN

BLD DATE	07/22/2020	KK	LGL DATE	
XF DATE	07/22/2020	KK	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		118,113
TOTAL MARKET OB/XF VALUE		65,260
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		273,373
SOH/AGL Deduction		52,090
ASSESSED VALUE		221,283
TOTAL EXEMPTION VALUE	05	221,283
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		273,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217732	H/AC	0	11/01/2012
5652	NEW CONSTR	40,000	03/28/1989
4184	NEW CONSTR	212,723	06/17/1987

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W121 S34 E121 N34$.

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	0803	ASPHALT C	0	0	118	25	2,950.00	SF	2.00	2.00	100	1989	1989	3	50	2,950	
2	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	100	1989	1989	3	64	128	
3	0803	ASPHALT C	0	0	75	25	1,875.00	SF	2.00	2.00	100	1989	1989	3	50	1,875	
4	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	1989	1989	3	64	48	
5	0811	CONCRETE B	0	0	0	0	520.00	SF	4.16	4.16	100	1989	1989	3	54.5	1,179	
6	0940	SHEDS/PORT	0	0	23	6	138.00	SF	18.00	18.00	100	1989	1989	3	20	994	
7	0680	POLE SHED	0	0	105	9	945.00	SF	6.00	6.00	100	2018	2018	3	84	9,526	
8	0940	SHEDS/PORT	0	0	15	10	150.00	SF	33.00	33.00	100	2009	2009	3	35	1,733	
9	0803	ASPHALT C	0	0	0	0	1,733.00	SF	2.00	2.00	100	1989	1989	3	50	1,733	
10	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	1989	1989	3	25	141	

TOTAL OB/XF 20,307

LAND DESCRIPTION

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	008700	C	STATE	0		GPU	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 07/22/2020 BY KK Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS

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TALLAHASSEE, FL 32399

2025

17-2N-25-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

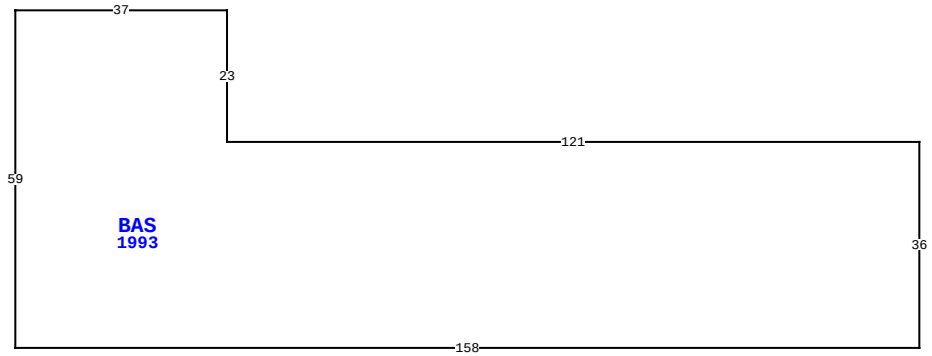
DOR CODE	8700	STATE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,539	100	1993	6,539	52,541
TOTALS	6,539			6,539	52,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	6,539	61.8120	16.07	105,082	1989	1989	0	0	0	50.00	50.00

3 BARNS – 0% - 0 Heated Area: 6539 HX Base Yr



543378 US HWY 1, CALLAHAN

BLD DATE	07/22/2020	KK	LGL DATE	
XF DATE	07/22/2020	KK	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		118,113
TOTAL MARKET OB/XF VALUE		65,260
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		273,373
SOH/AGL Deduction		52,090
ASSESSED VALUE		221,283
TOTAL EXEMPTION VALUE	05	221,283
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		273,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W121 N23 W37 S59 E158 N36$.

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
11	0812	CONCRETE C	0	0	0	0	6,884.00	SF	4.00	4.00	100	1989	1989	3	54.5	15,007	
12	0972	ST LGHT UN	0	0	0	0	7.00	UT	1,897.50	1,897.50	100	1989	1989	3	26	3,453	
13	0975	ST LT/ARM	0	0	0	0	10.00	UT	500.00	500.00	100	1989	1989	3	26	1,300	
14	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1989	1989	3	26	404	
15	0424	CL FNC 6'	0	0	0	0	724.00	LF	20.00	20.00	100	1989	1989	3	25	3,620	
16	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	100	1989	1989	3	25	113	
17	0819	CONC 12"	0	0	47	12	564.00	SF	9.50	9.50	100	1989	1989	3	54.5	2,920	
18	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2014	2014	3	60	5,184	
19	0811	CONCRETE B	0	0	38	19	722.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,046	
20	0940	SHEDS/PORT	0	0	11	10	110.00	SF	30.00	30.00	100	1989	1989	3	20	660	

TOTAL OB/XF 34,707

LAND DESCRIPTION

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

REVIEW DATE 07/22/2020 BY KK Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS

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TALLAHASSEE, FL 32399

2025

17-2N-25-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 8700 STATE

MAP NUM | MKT AREA 08

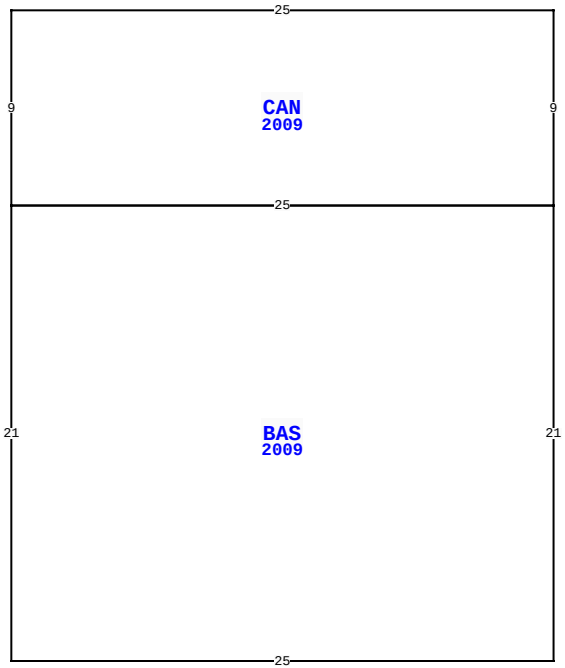
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	525	100	2009	525	9,335
CAN	225	30	2009	68	1,209
TOTALS	750			593	10,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	593	77.7269	35.56	21,087	2009	2009	0	0	0	50.00	50.00

4 PREFAB MTL – 0% - 0 Heated Area: 525 HX Base Yr



BLD DATE	07/22/2020	KK	LGL DATE	
XF DATE	07/22/2020	KK	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

543378 US HWY 1, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		118,113
TOTAL MARKET OB/XF VALUE		65,260
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		273,373
SOH/AGL Deduction		52,090
ASSESSED VALUE		221,283
TOTAL EXEMPTION VALUE	05	221,283
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		273,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2009] W25 S9 BAS=[YR=2009] S21 E25 N21 W25$ E25 N9$.

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
21	0423	CL FNC 5'	0	0	0	0	46.00	LF	6.85	6.85	100	1989	1989	3	25	79	
22	0810	CONCRETE A	0	0	16	10	160.00	SF	6.50	6.50	100	1989	1989	3	54.5	567	
23	0803	ASPHALT C	0	0	600	16	9,600.00	SF	2.00	2.00	100	1990	1990	3	50	9,600	

LAND DESCRIPTION

TOTAL OB/XF 10,246

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

REVIEW DATE 07/22/2020 BY KK Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS

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TALLAHASSEE, FL 32399

2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

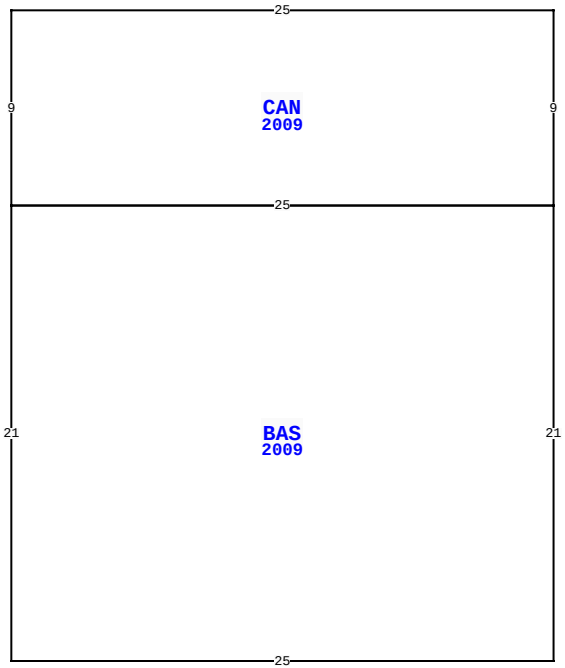
DOR CODE	8700	STATE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	525	100	2009	525	9,335
CAN	225	30	2009	68	1,209
TOTALS	750			593	10,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	593	77.7269	35.56	21,087	2009	2009	0	0	0	50.00	50.00

5 PREFAB MTL – 0% - 0 Heated Area: 525 HX Base Yr



543378 US HWY 1, CALLAHAN

BLD DATE	07/22/2020	KK	LGL DATE	
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VALUATION SUMMARY

VALUATION BY		STANDARD
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ASSESSED VALUE		221,283
TOTAL EXEMPTION VALUE	05	221,283
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		273,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2009] W25 S9 BAS=[YR=2009] S21 E25 N21 W25$ E25 N9$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/22/2020 BY KK Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS

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Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE	8700	STATE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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CAN	225	30	2011	68	1,209
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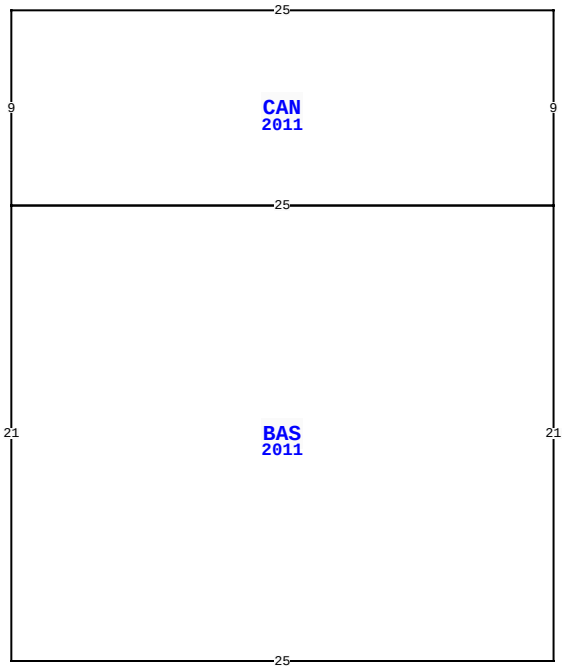
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	593	77.7269	35.56	21,087	2011	2011	0	0	0	50.00	50.00

6 PREFAB MTL – 0% - 0 Heated Area: 525 HX Base Yr



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BLD DATE	07/22/2020	KK	LGL DATE	
XF DATE	07/22/2020	KK	LAND DATE	05/09/2025 MLU
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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2011] W25 S9 BAS=[YR=2011] S21 E25 N21 W25$ E25 N9$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/22/2020 BY KK Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS