PT OR 1548/1259 LYING WITHIN
SEC 19-2N-25E

L & D REALTY CAPITAL LLC
PO BOX 312
CALLAHAN, FL 32011

2025

19-2N-25-0000-0136-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	1290.100		

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

US HWY 1, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	64,035
TOTAL MARKET VALUE	64,035
SOH/AGL Deduction	4,639
ASSESSED VALUE	59,396
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,396
TOTAL JUST VALUE	64,035
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/1677	12/01/2021	WD	U	V	11	100
GRANTOR: BLACKSHEAR J DAWSON J						
GRANTEE: L & K REALTY CAPITA						
1548/1259	1/30/2008	WD	Q	I	01	100
GRANTOR: BLACKSHEAR J DAWSON J						
GRANTEE: BLACKSHEAR J DAWSON						

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	001000	C	COMMERCIAL	0		CI	168.00	130.00	21,345.00	SF		1.00	1.00	1.00	3.00	3.00	64,035							

REVIEW DATE 05/09/2025 BY DC Total Acres: 0.00 Total Land Value: 64,035 Market: 0 Agricultural: 0 Common: 64,035 PRINTED 07/30/2025 BY SYS