

PT OF SEC 20-2N-24E & PT OF
E1/4 OF SEC 29-2N-24E IN
OR 2087/1179 & PT OF E1/2 OF

ALLIGATOR CREEK FARM LLC
612125 RIVER RD
CALLAHAN, FL 32011

2025

20-2N-24-0000-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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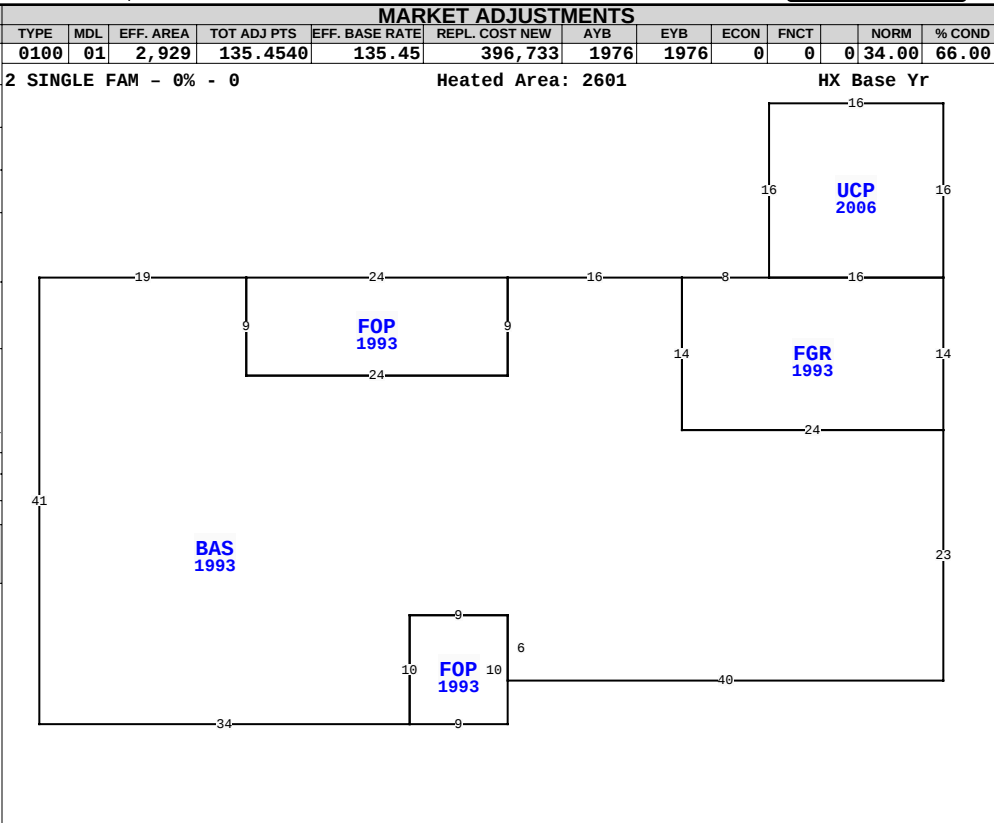
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,601	100	1993	2,601	232,521
FGR	336	55	1993	185	16,538
FOP	90	30	1993	27	2,414
FOP	216	30	1993	65	5,811
UCP	256	20	2006	51	4,559

TOTALS	3,499			2,929	261,844
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100
2	0811	CONCRETE B	0	0	0	0	760.00	SF	5.20	5.20	100
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	0	0007	OR	0.00	0.00	1.00	AC	1.00
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	8.00	AC	1.00
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	367.06	AC	1.00
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	104.00	AC	1.00
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	479.06	AC	1.00

REVIEW DATE	04/21/2021	BY	TWA
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25417 WOOLIE B LN, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE	01/17/2025	KBA
	INC DATE	AG DATE		

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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	36	720	
2	0811	CONCRETE B	0	0	0	0	760.00	SF	5.20	5.20	100	1980	1980	3	30	1,186	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1950	1950	3	100	6,000	

TOTAL OB/XF												7,906					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	005000	C	AGRICULTURAL	0	0007	OR	0.00	0.00	1.00	AC	1.00	1.00	1.00	1.00	45,000.00	45,000.00	45,000
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	8.00	AC	1.00	1.00	1.00	1.00	390.00	390.00	3,120
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	367.06	AC	1.00	1.00	1.00	1.00	370.00	370.00	135,812
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	104.00	AC	1.00	1.00	1.00	1.00	190.00	190.00	19,760
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	479.06	AC	1.00	1.00	1.00	1.00	3,000.00	3,000.00	1,437,180

Total Acres:	480.06	Total Land Value:	203,692	Market:	1,437,180	Agricultural:	158,692	Common:	45,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				261,844	
TOTAL MARKET OB/XF VALUE				7,906	
TOTAL LAND VALUE - MARKET				1,482,180	
TOTAL MARKET VALUE				473,442	
SOH/AGL Deduction				38,351	
ASSESSED VALUE				435,091	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				435,091	
TOTAL JUST VALUE				1,751,930	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,486,335	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2087/1182	11/30/2016	QC	U	I	11	100	
GRANTOR: WRIGHT WILLIAM P JR E							
GRANTEE: ALLIGATOR CREEK FAR							
2087/1179	11/30/2016	QC	U	I	11	100	
GRANTOR: WRIGHTS NASSAU COUNTY							
GRANTEE: ALLIGATOR CREEK FAR							

BUILDING NOTES											

BUILDING DIMENSIONS											
UCP=[YR=2006] W16 S16 FGR=[YR=1993] W8 BAS=[YR=1993] W16 FOP=[YR=1993] W24 S9 E24 N9\$ S9 W24 N9 W19 S41 E34 FOP=[YR=1993] E9 N10 W9 S10\$ N10 E9 S6 E40 N23 W24 N14\$ S14 E24 N14 W16\$ E16 N16\$.											