PT OF GOVT LOTS 3 & 4
IN SEC 20-2N-25E
IN OR 2039/362

PAGE COREY A
543022 US HIGHWAY 1
CALLAHAN, FL 32011

2025

20-2N-25-0000-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	07
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	05/13/2025 DC
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,624,720
TOTAL MARKET VALUE	12,642
SOH/AGL Deduction	0
ASSESSED VALUE	12,642
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,642
TOTAL JUST VALUE	2,624,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,047,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2039/0362	4/07/2016	WD	Q	V	01	99,000

GRANTOR: BENNETT MARY E

GRANTEE: PAGE COREY A

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	005500	A	TIMBER 2 N S	0		INTNS	0.00	0.00	24.08	AC		1.00	1.00	1.00	525.00	525.00	12,642							
2	009910	M	MARKET VALUE	0		INTNS	0.00	0.00	24.08	AC		1.00	1.00	0.50	218,000.00	109,000.00	2,624,720							

REVIEW DATE 05/13/2025 BY DC Total Acres: 24.08 Total Land Value: 12,642 Market: 2,624,720 Agricultural: 12,642 Common: 0 PRINTED 07/30/2025 BY SYS