

LOTS 36,37,38,39 & 40 LYING WEST  
RR TRACKS IN OR 2733/332  
ESMT IN OR 1861/825,OR 2352-261,

PRESERVING CALLAHAN LIFESTYLE LLC  
54221 EVERGREEN TRL  
CALLAHAN, FL 32011

2025

22-3N-24-2320-0038-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 261,000 <b>TOTAL MARKET VALUE</b> 261,000 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 261,000 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 261,000 <b>TOTAL JUST VALUE</b> 261,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 252,000																																																										
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>   																																																										
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2733/332</td> <td>8/15/2024</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>265,000</td> </tr> <tr> <td colspan="7">GRANTOR: HALE GORDON N &amp; ISABE</td> </tr> <tr> <td colspan="7">GRANTEE: PRESERVING CALLAHAN</td> </tr> <tr> <td>2352/0263</td> <td>4/06/2020</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>165,600</td> </tr> <tr> <td colspan="7">GRANTOR: G&amp;H LAND &amp; TIMBER INV</td> </tr> <tr> <td colspan="7">GRANTEE: HALE GORDON N &amp; ISA</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2733/332	8/15/2024	WD Q	V		01	265,000	GRANTOR: HALE GORDON N & ISABE							GRANTEE: PRESERVING CALLAHAN							2352/0263	4/06/2020	WD Q	V		01	165,600	GRANTOR: G&H LAND & TIMBER INV							GRANTEE: HALE GORDON N & ISA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																																								
2733/332	8/15/2024	WD Q	V		01	265,000																																																																								
GRANTOR: HALE GORDON N & ISABE																																																																														
GRANTEE: PRESERVING CALLAHAN																																																																														
2352/0263	4/06/2020	WD Q	V		01	165,600																																																																								
GRANTOR: G&H LAND & TIMBER INV																																																																														
GRANTEE: HALE GORDON N & ISA																																																																														
<b>TOTALS</b> <b>EXTRA FEATURES</b> PRATT SIDING RD, HILLIARD										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/09/2025 MLU																																																										
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																																																														
																	<b>BUILDING NOTES</b>  																																																													
																	<b>BUILDING DIMENSIONS</b>  																																																													
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b>										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																																																						
1	000100	C	RES	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	261,000																																																													
<b>REVIEW DATE</b> 05/09/2025 <b>BY</b> MLU Total Acres: 18.00 Total Land Value: 261,000 Market: 0 Agricultural: 0 Common: 261,000 <b>PRINTED 07/30/2025 BY SYS</b>																																																																														