

TOLLINCHI NANCY & TAMMATHA L
PO BOX 1298
CALLAHAN, FL 32011

23-1N-24-2180-1267-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1	6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				311,112			
TOTAL MARKET OB/XF VALUE				100,072			
TOTAL LAND VALUE - MARKET				202,600			
TOTAL MARKET VALUE				485,384			
SOH/AGL Deduction				124,566			
ASSESSED VALUE				360,818			
TOTAL EXEMPTION VALUE HX HB				50,722			
BASE TAXABLE VALUE				310,696			
TOTAL JUST VALUE				613,784			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				588,472			
PERMIT NUM	DESCRIPTION			AMT		ISSUED	
B250004003	METAL BUILDING			79,440		04/16/2025	
20012518	SWIM POOL			70,000		12/15/2020	
18003966	CO ISSUED			0		04/19/2018	
17006320	NEW CONSTR			274,532		10/10/2017	
E20436	ELEC OTHER			1,500		01/01/2008	
B19434	ADDITION			0		02/01/2007	
SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2088/1278	12/13/2016	WD	Q	I	01	130,000	
GRANTOR: GAVIN GERALD & DENISE							
GRANTEE: TOLLINCHI NANCY & T							
1803/0784	6/28/2012	WD	U	I	11	100	
GRANTOR: INTERNATIONAL PAPER R							
GRANTEE: WOOTEN THOMAS & OLI							
BUILDING NOTES							
BUILDING DIMENSIONS							
FSP=[YR=2020] W31 BAS=[YR=2018] W13 FSP=[YR=2018] W17 S10 E17 N10\$ S10 W17 S31 FGR=[YR=2018] S22 E24 N15 FOP=[YR=2018] E37 N7 W37 S7\$ N7 W24\$ E61 N31 W31 N10\$ S10 E31 N10\$. 							
ND LUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
70,000							
4,200							
32,600							
Common: 70,000 PRINTED 07/30/2025 BY SYS							