SE1/4 (LESS 16A)
PT OR 1541/268
EX 3-1 3-2 & 3-3

ST JOHNS RIVER WATER MANAGEMENT DISTRICT
4049 REID STREET
PALATKA, FL 32177

2025

23-2N-25-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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		429,495
TOTAL MARKET VALUE		429,495
SOH/AGL Deduction		117,681
ASSESSED VALUE		311,814
TOTAL EXEMPTION VALUE	05	311,814
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		429,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/0268	12/14/2007	WD	Q	V	03	3,163,200
GRANTOR: GEIGER ZENOUS RICHARD						
GRANTEE: ST JOHNS RIVER WATE						
0884/1036	5/25/1999	WD	Q	V	06	120,000
GRANTOR: LLOYD R B						
GRANTEE: GEIGER ZENOUS RICHA						

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	008700	C	STATE	0		OR	0.00	0.00	78.09	AC		1.00	1.00	1.00	5,500.00	5,500.00	429,495							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 78.09 Total Land Value: 429,495 Market: 0 Agricultural: 0 Common: 429,495 PRINTED 07/30/2025 BY SYS