

**DONALDSON DANIEL H L/E/
43007 BENBRANCH FARM LN
CALLAHAN, FL 32011**

2025

24-1N-24-0750-0003-0170

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03

CONC BLOCK 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units Occupancy

1205MODULAR MT 100 DRYWALL 100
1205HARDWOOD 100 CENTRAL 100
0404AIR DUCTED 100 3 100
2 100 MASONRY 100
2. 100
0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

015000MKT AREA088005.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,69010020052,690260,292
FOP72630200521821,095
FOP76430200522922,159
FUS385100200538537,253

TOTALS

4,5653,522340,798

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OBJ/XF MKT VALUENOTES

10200BARN WD 0-010040301,200.00SF20.0020.00100200420043327,680

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1005000CAGRICULTURAL1000006OR0.000.002.00AC1.001.001.0035,000.0035,000.0070,000

2005010ASERVICE ACRE0OR0.000.002.47AC1.001.001.00500.00500.001,235

3005600ATIMBER 3 N S0OR0.000.005.00AC1.001.001.00390.00390.001,950

4005901AHARDWOOD SI0OR0.000.0026.01AC1.001.001.00225.00225.005,852

5009530CPOND100OR0.000.002.50AC1.001.001.002,500.002,500.006,250

6009910MMARKET VALUE0OR0.000.0033.48AC1.001.001.008,500.008,500.00284,580

REVIEW DATE03/03/2020BYTWATotal Acres: 37.98Total Land Value: 85,287Market: 284,580Agricultural: 9,037Common: 76,250PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900013,52281.0000106.92376,57220052005009.5090.50

1 SNGL FAM - 100% - 2006Heated Area: 3075HX Base Yr 2006

262924301622

FOP2005

2917

FUS2005

50441447441455

FOP2005

BLD DATEXF DATEINC DATE

05/09/2025MLULAND DATEAG DATE01/17/2025KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE340,798

TOTAL MARKET OB/XF VALUE7,680

TOTAL LAND VALUE - MARKET360,830

TOTAL MARKET VALUE433,765

SOH/AGL Deduction233,399

ASSESSED VALUE200,366

TOTAL EXEMPTION VALUEHX HB DX VX60,722

BASE TAXABLE VALUE139,644

TOTAL JUST VALUE709,308

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE667,238

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYINST V I RSN CD SALE PRICE

2687/64112/29/2023LEUII11100

GRANTOR:DONALDSON DANIEL H

GRANTEE:DONALDSON DANIEL G

2357/08926/11/2019LEUII11100

GRANTOR:DONALDSON DANIEL H

GRANTEE:DONALDSON DANIEL G

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W29 BAS=[YR=2005] W26 S26 FOP=[YR=2005] S50 E55 N22 W6 S16 W14 N4 W4 N2 W7 S2 W4 S4 W14 N44 W6 \$ E6 S44 E14 N4 E4 N2 E7 S2 E4 S4 E14 N16 E6 N30 W34 N6 E5 N18 \$ S18 W5 S6 E34 N24 \$ PTR= E15 FUS=[YR=2005] E8 S12 E9 S17 W17 N29 \$ W15 \$.