

S 160 FT OF E 210 FT OF
 LOTS 7 & 8 PT OR 2463/1555
 (EX R/W IN OR 442/675)

PRESERVING CALLAHAN LIFESTYLE LLC
 54221 EVERGREEN TRAIL
 CALLAHAN, FL 32011

2025

28-2N-25-3100-0008-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																																																																																																																																																																																																									
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																																																																																																																																																																																																																																																																								
<table border="1"> <tr> <td colspan="10">VALUATION BY</td> <td colspan="10">STANDARD</td> </tr> <tr> <td colspan="10">Tax Group: 6</td> <td colspan="10">Tax Dist:</td> </tr> <tr> <td colspan="10">BUILDING MARKET VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">TOTAL MARKET OB/XF VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">TOTAL LAND VALUE - MARKET</td> <td colspan="10">63,000</td> </tr> <tr> <td colspan="10">TOTAL MARKET VALUE</td> <td colspan="10">63,000</td> </tr> <tr> <td colspan="10">SOH/AGL Deduction</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">ASSESSED VALUE</td> <td colspan="10">63,000</td> </tr> <tr> <td colspan="10">TOTAL EXEMPTION VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">BASE TAXABLE VALUE</td> <td colspan="10">63,000</td> </tr> <tr> <td colspan="10">TOTAL JUST VALUE</td> <td colspan="10">63,000</td> </tr> <tr> <td colspan="10">NCON VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">INCOME VALUE</td> <td colspan="10"></td> </tr> <tr> <td colspan="10">PREVIOUS YEAR MKT VALUE</td> <td colspan="10">35,000</td> </tr> </table>																						VALUATION BY										STANDARD										Tax Group: 6										Tax Dist:										BUILDING MARKET VALUE										0										TOTAL MARKET OB/XF VALUE										0										TOTAL LAND VALUE - MARKET										63,000										TOTAL MARKET VALUE										63,000										SOH/AGL Deduction										0										ASSESSED VALUE										63,000										TOTAL EXEMPTION VALUE										0										BASE TAXABLE VALUE										63,000										TOTAL JUST VALUE										63,000										NCON VALUE										0										INCOME VALUE																				PREVIOUS YEAR MKT VALUE										35,000									
VALUATION BY										STANDARD																																																																																																																																																																																																																																																																																																			
Tax Group: 6										Tax Dist:																																																																																																																																																																																																																																																																																																			
BUILDING MARKET VALUE										0																																																																																																																																																																																																																																																																																																			
TOTAL MARKET OB/XF VALUE										0																																																																																																																																																																																																																																																																																																			
TOTAL LAND VALUE - MARKET										63,000																																																																																																																																																																																																																																																																																																			
TOTAL MARKET VALUE										63,000																																																																																																																																																																																																																																																																																																			
SOH/AGL Deduction										0																																																																																																																																																																																																																																																																																																			
ASSESSED VALUE										63,000																																																																																																																																																																																																																																																																																																			
TOTAL EXEMPTION VALUE										0																																																																																																																																																																																																																																																																																																			
BASE TAXABLE VALUE										63,000																																																																																																																																																																																																																																																																																																			
TOTAL JUST VALUE										63,000																																																																																																																																																																																																																																																																																																			
NCON VALUE										0																																																																																																																																																																																																																																																																																																			
INCOME VALUE																																																																																																																																																																																																																																																																																																													
PREVIOUS YEAR MKT VALUE										35,000																																																																																																																																																																																																																																																																																																			
ALSO SEE ADJCNT PRCLS: 3080-0009-0020/ 0030/ 0040																																																																																																																																																																																																																																																																																																													
<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>																						PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																																																																																																																																																																																																																																																				
PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																																																																																																																																																																																																																																																																										
<table border="1"> <thead> <tr> <th colspan="10">SALES DATA</th> </tr> <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>2727/1670</td> <td>6/28/2024</td> <td>WD</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: WINGATE NORMAN KEITH</td> </tr> <tr> <td colspan="7">GRANTEE: PRESERVING CALLAHAN</td> </tr> <tr> <td>2724/1833</td> <td>6/28/2024</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>77,500</td> </tr> <tr> <td colspan="7">GRANTOR: WINGATE NORMAN KEITH</td> </tr> <tr> <td colspan="7">GRANTEE: PRESERVING CALLAHAN</td> </tr> </tbody> </table>																						SALES DATA										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2727/1670	6/28/2024	WD	U	V	11	100	GRANTOR: WINGATE NORMAN KEITH							GRANTEE: PRESERVING CALLAHAN							2724/1833	6/28/2024	WD	Q	V	01	77,500	GRANTOR: WINGATE NORMAN KEITH							GRANTEE: PRESERVING CALLAHAN																																																																																																																																																																																																																																			
SALES DATA																																																																																																																																																																																																																																																																																																													
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																																																																																																																																																																																																																																																																							
2727/1670	6/28/2024	WD	U	V	11	100																																																																																																																																																																																																																																																																																																							
GRANTOR: WINGATE NORMAN KEITH																																																																																																																																																																																																																																																																																																													
GRANTEE: PRESERVING CALLAHAN																																																																																																																																																																																																																																																																																																													
2724/1833	6/28/2024	WD	Q	V	01	77,500																																																																																																																																																																																																																																																																																																							
GRANTOR: WINGATE NORMAN KEITH																																																																																																																																																																																																																																																																																																													
GRANTEE: PRESERVING CALLAHAN																																																																																																																																																																																																																																																																																																													
TOTALS										HODGES RD, CALLAHAN										<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td>05/21/2025</td> <td>MLU</td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> <td></td> </tr> </table>										BLD DATE		LGL DATE	05/21/2025	MLU	XF DATE		LAND DATE			INC DATE		AG DATE																																																																																																																																																																																																																																																																			
BLD DATE		LGL DATE	05/21/2025	MLU																																																																																																																																																																																																																																																																																																									
XF DATE		LAND DATE																																																																																																																																																																																																																																																																																																											
INC DATE		AG DATE																																																																																																																																																																																																																																																																																																											
EXTRA FEATURES																																																																																																																																																																																																																																																																																																													
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																																																																																																																																																																																																																																																																																													
LAND DESCRIPTION																																																																																																																																																																																																																																																																																																													
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	CONSVR																																																																																																																																																																																																																																																																																					
1	000100	C	RES	0	0006	OR	160.00	190.00	1.00	AC		1.00	1.00	1.40	45,000.00	63,000.00	63,000																																																																																																																																																																																																																																																																																												
REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 07/30/2025 BY SYS																																																																																																																																																																																																																																																																																																													