PT GOVT LOT 5 SEC 29-2N-25E
PT OR 2763/1883 AS TO PAR 2
ANNEXATION ORDINANCE #5-0-1998

HUGGINS BRYCE
542462 LEM TURNER RD
CALLAHAN, FL 32011

2025

29-2N-25-0000-0006-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

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

US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	78,624
TOTAL MARKET VALUE	78,624
SOH/AGL Deduction	38,694
ASSESSED VALUE	39,930
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,930
TOTAL JUST VALUE	78,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/1883	1/17/2025	WD	Q	I	05	250,000
GRANTOR: MOORE BARBARA J						
GRANTEE: HUGGINS BRYCE						
1436/0893	8/11/2006	PR	Q	V	01	100
GRANTOR: DAWSON CARL D P/R						
GRANTEE: MOORE BARBARA J ETA						

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	001000	C	COMMERCIAL	0		CH	210.00	208.00	43,680.00	SF		1.00	1.00	0.20	9.00	1.80	78,624							

REVIEW DATE 05/13/2025 BY DC Total Acres: 1.00 Total Land Value: 78,624 Market: 0 Agricultural: 0 Common: 78,624 PRINTED 07/30/2025 BY SYS