PT GOVT LOTS 1,2,5 & 6 OF
SEC 29-2N-25E
PT OR 2763/1883 AS TO PAR 4

HUGGINS BRYCE
542462 LEM TURNER RD
CALLAHAN, FL 32011

**2025**

**29-2N-25-0000-0007-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 9600 | WASTELAND | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

LEM TURNER RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 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 | 9,250 |
| TOTAL MARKET VALUE | 9,250 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 9,250 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 9,250 |
| TOTAL JUST VALUE | 9,250 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 43,750 |

| 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 | 009630 | C | SWAMP | 0 | | OR | 0.00 | 0.00 | 18.50 | AC | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 9,250 | | | | | | | |

REVIEW DATE 05/21/2025 BY MLU Total Acres: 18.50 Total Land Value: 9,250 Market: 0 Agricultural: 0 Common: 9,250 PRINTED 07/30/2025 BY SYS