PT GOVT LOT 3 OF FRAC NW1/4 &
PT OF F P SANCHEZ GRANT SEC 51
IN OR 2650/674

DIXIE AVENUE LAND TRUST #45972/ESQUIRE TRUSTEE SER
1919 BLANDING BLVD STE 8
JACKSONVILLE, FL 32210

2025

29-2N-25-0000-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

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

PAGE ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	29,700
TOTAL MARKET VALUE	29,700
SOH/AGL Deduction	4,290
ASSESSED VALUE	25,410
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,410
TOTAL JUST VALUE	29,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4019	XFOB	0	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/674	6/22/2023	WD	U	V	37	15,000
GRANTOR: CARTER CAROLYN S ET A						
GRANTEE: DIXIE AVENUE LAND T						
1562/0747	4/22/2008	WD	Q	V	01	100
GRANTOR: RODGERS CHARLOTTE S						
GRANTEE: RODGERS HERBERT D &						

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	000100	C	RES	0		RL	0.00	0.00	0.66	AC		1.00	1.00	1.00	45,000.00	45,000.00	29,700							

REVIEW DATE 05/22/2025 BY MLU Total Acres: 0.66 Total Land Value: 29,700 Market: 0 Agricultural: 0 Common: 29,700 PRINTED 07/30/2025 BY SYS