

IN OR 1513/608  
EX R/W OR 911/925  
EX ESMT OR 911/923

MASSIE & MACMILLAN PROP LLC  
44083 KEME ROAD  
CALLAHAN, FL 32011

2025

29-2N-25-0000-0008-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 1 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 29,968 <b>TOTAL LAND VALUE - MARKET</b> 458,685 <b>TOTAL MARKET VALUE</b> 488,653 <b>SOH/AGL Deduction</b> 125,650 <b>ASSESSED VALUE</b> 363,003 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 363,003 <b>TOTAL JUST VALUE</b> 488,653 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 336,399											
																				<b>PERMIT NUM</b> DESCRIPTION AMT ISSUED B3801 ATM DRIVE-UP 0 07/24/2013											
																				<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1513/0608 7/18/2007 WD Q V 06 100 GRANTOR: WELLS JAKE & MABLE GRANTEE: MASSIE & MACMILLAN 1513/0605 7/18/2007 WD Q V 01 100 GRANTOR: WELLS JAKE & MABLE GRANTEE: WELLS JACOB J & MAB											
DOR CODE 1001V C W/XFOB										MAP NUM MKT AREA 07										NEIGHBORHOOD/LOC 1290.100											
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE										BLD DATE										LGL DATE											
TOTALS										450085 SR 200, CALLAHAN										11/18/2024 DC											
EXTRA FEATURES										ADJ UNIT PRICE										OB/XF MKT VALUE											
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														
1	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2008	2008	3	72	3,643															
2	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2008	2008	3	72	720															
3	0803	ASPHALT C	0	0	0	0	4,701.00	SF	2.00	2.00	100	2013	2013	3	70	6,581															
4	0400	CONC CURB	0	0	0	0	601.00	LF	15.00	15.00	100	2013	2013	3	95	8,564															
5	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2013	2013	3	100	400															
6	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2013	2013	3	83	8,400															
7	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	2013	2013	3	83	1,660															
TOTALS										TOTAL OB/XF 29,968																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	001001	C	V CM/XFOBT	0	0004	CH	146.00	350.00	50,965.00	SF		1.00	1.00	1.00	9.00	9.00	458,685														
REVIEW DATE 06/09/2021 BY KXX Total Acres: 0.00 Total Land Value: 458,685 Market: 0 Agricultural: 0 Common: 458,685 PRINTED 07/30/2025 BY SYS																															