PT OF GOVT LOT 6 & PT OF
UNDEVELOPED 30FT ROADWAY
LYING S OF STATE RD & W OF

DOG RIVER LLC
P O BOX 23328
JACKSONVILLE, FL 32241-3328

2025

29-2N-25-0000-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
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

LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	1,000
TOTAL MARKET VALUE	1,000
SOH/AGL Deduction	468
ASSESSED VALUE	532
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	532
TOTAL JUST VALUE	1,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,000

SEE ADJCNT PRCL 29-2N-25-0000-0063-0010

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/0122	6/21/2021	WD	U	V	11	100
GRANTOR: CALLAHAN LLC						
GRANTEE: DOG RIVER LLC						
1939/1454	1/28/2013	QC	U	V	11	100
GRANTOR: L & M CAPITAL HOLDING						
GRANTEE: DOG RIVER LLC						

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		RM -	C 0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 2.00 Total Land Value: 1,000 Market: 0 Agricultural: 0 Common: 1,000 PRINTED 07/30/2025 BY SYS