BLOCK A LOTS 1 THRU 8,
BLOCK C LOTS 5 THRU 13
IN OR 1896/77

APK 1 LLC/
PO BOX 97
CALLAHAN, FL 32011-0097

2025

29-2N-25-3140-000A-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4900	OPEN STORAGE	
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	10/02/2020	KK	LGL DATE	
XF DATE	10/02/2020	KK	LAND DATE	05/09/2025 DC
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	206,250
TOTAL MARKET VALUE	206,250
SOH/AGL Deduction	11,715
ASSESSED VALUE	194,535
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,535
TOTAL JUST VALUE	206,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2317	ADDITION	45,000	09/12/2000
2203	REPAIR/RRF	2,700	07/05/1999
2528	DEMOLITION	0	05/21/1992
2310	REMODEL	10,000	06/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1896/0077	12/29/2013	TD	U	I	11	100
GRANTOR: HAGAN ANN & PATRICIA						
GRANTEE: APK 1 LLC						
1606/0276	2/17/2009	QC	U	I	11	100
GRANTOR: BRANDIES LUCILLE M						
GRANTEE: BRANDIES LUCILLE M						

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	004900	C	OPEN STRGE	0		CH	0.00	0.00	58,800.00	SF		1.00	1.00	1.00	3.50	3.50	205,800							
2	009630	C	SWAMP	0		CH	0.00	0.00	0.90	AC		1.00	1.00	1.00	500.00	500.00	450							

REVIEW DATE 10/02/2020 BY KK Total Acres: 0.90 Total Land Value: 206,250 Market: 0 Agricultural: 0 Common: 206,250 PRINTED 07/30/2025 BY SYS