PT OF UNDEVLOPED 30FT ROADWAY
ABANDONED BY OR 1374/202 PT
OR 2227/249 BEING PARCEL 10-A

BENNETTS PROPERTY SERVICES INC
PO BOX 8918
JACKSONVILLE, FL 32239

2025

29-2N-25-3240-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	07
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	
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	9,087
TOTAL MARKET VALUE	9,087
SOH/AGL Deduction	0
ASSESSED VALUE	9,087
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,087
TOTAL JUST VALUE	9,087
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	9,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2227/0249	9/28/2018	SW	U	V	37	200,000
GRANTOR: WINN-DIXIE PROPERTIES						
GRANTEE: BENNETTS PROPERTY S						
1461/0452	11/27/2006	WD	Q	V	02	100
GRANTOR: WINN-DIXIE STORES INC						
GRANTEE: WINN-DIXIE PROPERTI						

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	001000	C	COMMERCIAL	0		RM -	C 0.00	0.00	9,087.48	SF		1.00	1.00	1.00	1.00	1.00	9,087							

REVIEW DATE 06/17/2022 BY HSA Total Acres: 0.00 Total Land Value: 9,087 Market: 0 Agricultural: 0 Common: 9,087 PRINTED 07/30/2025 BY SYS