IN OR 1543/1337
EX 2-2 2-3 2-4 2-5 & 2-8
EX RIVER ROAD EST #2 PB 6/211

TANNER LVG TRUST/TANNER BETTY M TRUSTEE
35422 TANNER LANE
CALLAHAN, FL 32011

**2025**

**30-2N-24-0000-0002-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| MAP NUM | | MKT AREA | 08 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

RIVER RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | 02/10/2025 KBA |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 502,690 |
| TOTAL MARKET VALUE | 67,998 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 67,998 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 67,998 |
| TOTAL JUST VALUE | 502,690 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 419,075 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0210001 | NEW CONSTR | 243,642 | 07/01/2002 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1543/1337 | 12/31/2007 | WD | Q | V | 01 | 100 |
| GRANTOR: TANNER DONALD GENE & | | | | | | |
| GRANTEE: TANNER DONALD G & B | | | | | | |
| 0764/1934 | 7/12/1996 | WD | Q | V | | 154,000 |
| GRANTOR: LLOYD R B | | | | | | |
| GRANTEE: TANNER DONALD & BET | | | | | | |

### 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 | 005600 | A | TIMBER 3 N S | 0 | | OR | 0.00 | 0.00 | 76.75 | AC | | 1.00 | 1.00 | 1.00 | 390.00 | 390.00 | 29,932 | | | | | | | |
| 2 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 15.48 | AC | | 1.00 | 1.00 | 1.00 | 190.00 | 190.00 | 2,941 | | | | | | | |
| 3 | 009400 | C | RIGHT-OF-WAY | 0 | | OR | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 1,000 | | | | | | | |
| 4 | 005500 | A | TIMBER 2 N S | 0 | | OR | 0.00 | 0.00 | 65.00 | AC | | 1.00 | 1.00 | 1.00 | 525.00 | 525.00 | 34,125 | | | | | | | |
| 5 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 167.23 | AC | | 1.00 | 1.00 | 1.00 | 3,000.00 | 3,000.00 | 501,690 | | | | | | | |

REVIEW DATE 05/09/2025 BY MLU Total Acres: 167.23 Total Land Value: 67,998 Market: 501,690 Agricultural: 66,998 Common: 1,000 PRINTED 07/30/2025 BY SYS