PT NE1/4 OF SEC 30-2N-25E
IN OR 2285/941 (EX PT IN
OR 664/1636 & OR 2281/1724)

MCANINCH TERRIE L
541727 US HWY 1
CALLAHAN, FL 32011

2025

30-2N-25-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

45175 NEW OGILVIE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,675
TOTAL LAND VALUE - MARKET	102,000
TOTAL MARKET VALUE	111,675
SOH/AGL Deduction	15,772
ASSESSED VALUE	95,903
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,903
TOTAL JUST VALUE	111,675
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2285/0941	5/30/2019	QC	U	I	11	100
GRANTOR: MCANINCH MARK J JR						
GRANTEE: MCANINCH TERRIE L						
2281/1724	5/30/2019	PR	U	I	19	100
GRANTOR: MCANINCH TERRIE L P/R						
GRANTEE: MCANINCH TERRIE L &						

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
1	0810	CONCRETE A	0	0	0	0	300.00	SF	6.50	6.50	100	2009	2009	3	89	1,736	
2	0810	CONCRETE A	0	0	0	0	189.00	SF	6.50	6.50	100	2009	2009	3	89	1,093	
3	0351	CARPORT MT	0	0	30	40	1,200.00	SF	10.00	10.00	100	2009	2009	3	35	4,200	
4	0940	SHEDS/PORT	0	0	21	12	252.00	SF	30.00	30.00	100	2009	2009	3	35	2,646	

LAND DESCRIPTION

TOTAL OB/XF 9,675

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	000100	C	RES	0		INTNS	0.00	0.00	4.25	AC		1.00	1.00	0.80	30,000.00	24,000.00	102,000							

REVIEW DATE 05/20/2021 BY KBA Total Acres: 4.25 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/30/2025 BY SYS