BLK 1 PT LOT 8 IN OR 999/957
NEWCOMB SUB OF SOUTH CALLAHAN
PBK 1/16

STATE OF FLORIDA DOT
1109 S MARION AVE MS 2020
LAKE CITY, FL 32025-5874

2025

31-2N-25-2920-0001-0081

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8700	STATE	
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

US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		53,460
TOTAL MARKET VALUE		53,460
SOH/AGL Deduction		34,485
ASSESSED VALUE		18,975
TOTAL EXEMPTION VALUE	05	18,975
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		53,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		41,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0999/0957	7/24/2001	WD	Q	V	03	100
GRANTOR: GRIFFIN MAXIE W						
GRANTEE: STATE OF FLORIDA DO						
0997/0820	7/12/2001	QC	Q	V	01	100
GRANTOR: LESSARD TINA WESCH						
GRANTEE: GRIFFIN MAXIE W						

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	008700	C	STATE	0		OR	0.00	0.00	1.19	AC		1.00	1.00	1.00	45,000.00	45,000.00	53,460							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.19 Total Land Value: 53,460 Market: 0 Agricultural: 0 Common: 53,460 PRINTED 07/30/2025 BY SYS