BLOCK 4 PT LOT 25
IN OR 622 PG 1221
NEWCOMB SUB SOUTH CALLAHAN

TOWN OF CALLAHAN THE
P O BOX 5016
CALLAHAN, FL 32011-5016

2025

31-2N-25-2920-0004-0251

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
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

MAPLE CT, CALLAHAN

BLD DATE		LGL DATE	05/21/2025 MLU
XF DATE		LAND DATE	
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		40,500
TOTAL MARKET VALUE		40,500
SOH/AGL Deduction		30,014
ASSESSED VALUE		10,486
TOTAL EXEMPTION VALUE	04	10,486
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		40,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		10,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0622/1221	4/02/1991	QC	U	V		100

GRANTOR: HIGGINBOTHAM NORWOOD

GRANTEE: TOWN OF CALLAHAN TH

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	008900	C	MUNICIPAL	0		OR	0.00	0.00	0.90	AC		1.00	1.00	1.00	45,000.00	45,000.00	40,500							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 0.90 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 07/30/2025 BY SYS