PT OF LOT 4
IN OR 2490/1283
1995 FLEE SW/MH

HALL HOWARD T
541456 US HWY 1
CALLAHAN, FL 32011

2025

32-2N-25-7300-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	1290.100		

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

44500 LAMAR AVE, CALLAHAN

BLD DATE	05/11/2007 DJ	LGL DATE	
XF DATE		LAND DATE	12/13/2024 DC
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	272,017
TOTAL MARKET VALUE	272,017
SOH/AGL Deduction	61,720
ASSESSED VALUE	210,297
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,297
TOTAL JUST VALUE	272,017
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992639	MH MOVE-ON	0	01/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/1283	8/16/2021	WD	Q	V	01	200,000
GRANTOR: MARTINEZ DAVID & JENN						
GRANTEE: HALL HOWARD T						
2324/0712	11/22/2019	WD	Q	V	01	175,000
GRANTOR: PICKETT SYLVESTER H &						
GRANTEE: MARTINEZ DAVID & JE						

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	0007	CI	0.00	0.00	152,024.00	SF		1.00	1.00	1.00	1.75	1.75	266,042							
2	009600	C	WASTELAND	0		CI	0.00	0.00	2.39	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,975							

REVIEW DATE 05/20/2021 BY KBA Total Acres: 2.39 Total Land Value: 272,017 Market: 0 Agricultural: 0 Common: 272,017 PRINTED 07/30/2025 BY SYS