LOT 1
OLD MILL OR 2351/678
ESMT IN OR 2600-1020

HORTON MICHAEL & AMANDA
PO BOX 1387
CALLAHAN, FL 32011

**2025**

**35-3N-25-1815-0001-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 0001 | VAC W/XFOB | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5001.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

56232 GRIFFIN 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: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 43,632 |
| TOTAL LAND VALUE - MARKET | 132,716 |
| TOTAL MARKET VALUE | 176,348 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 176,348 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 176,348 |
| TOTAL JUST VALUE | 176,348 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 184,800 |

POLE BARN (60X64)= 3840 SQFT

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B23-12292 | POLE BARN (60X64) | 123,264 | 09/25/2023 |
| E22-16641 | | 1,800 | 11/07/2022 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2520/1362 | 12/06/2021 | WD | Q | V | 01 | 149,900 |

GRANTOR: RAYDIENT LLC
GRANTEE: HORTON MICHAEL & AM

### 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 | 0680 | POLE SHED | 0 | 0 | 60 | 64 | 3,840.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 98 | 37,632 | |
| 2 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2024 | 2023 | | 100 | 6,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 43,632

| 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 | | OR | 0.00 | 0.00 | 5.13 | AC | | 1.00 | 1.00 | 1.30 | 19,500.00 | 25,350.00 | 130,046 | | | | | | | |
| 2 | 009605 | C | WETLANDS | 0 | | OR | 0.00 | 0.00 | 2.67 | AC | | 1.00 | 1.00 | 1.00 | 1,000.00 | 1,000.00 | 2,670 | | | | | | | |

REVIEW DATE 06/30/2025 BY TWX Total Acres: 7.80 Total Land Value: 132,716 Market: 0 Agricultural: 0 Common: 132,716 PRINTED 07/30/2025 BY SYS