IN OR 477 PG 1
FPL ESMT IN OR 879/524

THOMPSON A BARNETT JR & DEBRA
540111 US HWY 1
CALLAHAN, FL 32011

2025

37-1N-25-0000-0018-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8002.00		

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 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	63,424
TOTAL MARKET VALUE	63,424
SOH/AGL Deduction	7,368
ASSESSED VALUE	56,056
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,056
TOTAL JUST VALUE	63,424
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E996123	NEW CONSTR	1,500	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0477/0001	12/01/1985	WD	U	V		20,000
GRANTOR:						
GRANTEE:						
0365/0110	7/01/1982	WD	Q	V		9,889
GRANTOR:						
GRANTEE:						

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		OR	0.00	0.00	79,280.00	SF		1.00	1.00	0.80	1.00	0.80	63,424							

REVIEW DATE 05/09/2025 BY DC Total Acres: 1.82 Total Land Value: 63,424 Market: 0 Agricultural: 0 Common: 63,424 PRINTED 07/30/2025 BY SYS