PT OF LOTS 5 & 15
IN OR 114 PG 161
FLA LAND SYNDICATE SUB PB 0/42

CARROL LUCY/LUCE MARIE BERNADETTE ET AL
45425 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2025

37-1N-25-2940-0005-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

540353 US HWY 1, 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	16,200
TOTAL MARKET VALUE	16,200
SOH/AGL Deduction	0
ASSESSED VALUE	16,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,200
TOTAL JUST VALUE	16,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24026	DEMOLITION	3,900	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2511/1884	11/03/2021	PR	U	V	19	100
GRANTOR: TASSO ANTHONY C P/R O						
GRANTEE: CARROL LUCY ET AL						
0118/0161	1/01/1971	TA	U	I		3,600
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	000100	C	RES	0		OR	0.00	0.00	0.36	AC		1.00	1.00	1.00	45,000.00	45,000.00	16,200							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 0.36 Total Land Value: 16,200 Market: 0 Agricultural: 0 Common: 16,200 PRINTED 07/30/2025 BY SYS