PT OF LOTS 5 & 15
IN OR 2406/559
FLA LAND SYNDICATE PBK O/42

AGUILAR JOSE L
5212 BEACON RD
PALMETTO, FL 34221

2025

37-1N-25-2940-0005-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

540363 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	12,000
TOTAL LAND VALUE - MARKET	14,400
TOTAL MARKET VALUE	26,400
SOH/AGL Deduction	4,014
ASSESSED VALUE	22,386
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,386
TOTAL JUST VALUE	26,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	34,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/0559	10/29/2020	WD	Q	I	01	16,000
GRANTOR: PEEK JENETTE						
GRANTEE: AGUILAR JOSE L						
2406/0557	10/27/2020	WD	U	I	11	100
GRANTOR: PEEK WENDY L						
GRANTEE: PEEK JENETTE						

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1973	1973	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1973	1973	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0004	OR	0.00	0.00	0.32	AC		1.00	1.00	1.00	45,000.00	45,000.00	14,400							

REVIEW DATE 02/27/2025 BY TWA Total Acres: 0.32 Total Land Value: 14,400 Market: 0 Agricultural: 0 Common: 14,400 PRINTED 07/30/2025 BY SYS