PT FRANCIS WOODS DONATION
SEC 42-2N-25E IN OR 2274/1182
(EX PT IN OR 2564/1559)

BENDIXEN JAMES J
348 S FLETCHER AVE A
FERNANDINA BEACH, FL 32034

2025

42-2N-25-0000-0013-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 80
Interior Floo	01	NONE 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

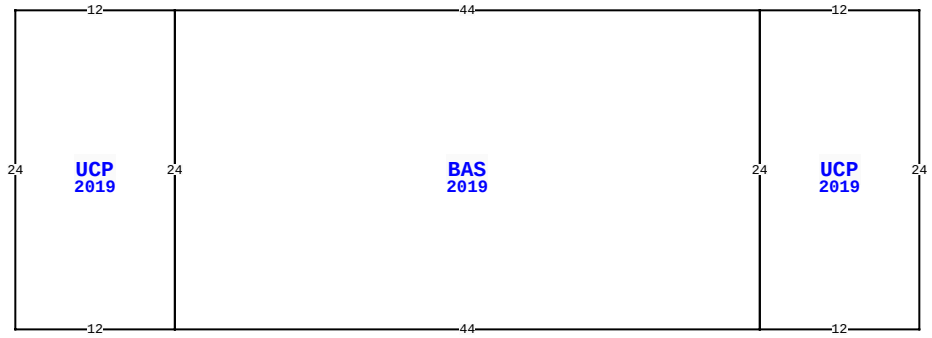
DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	2019	1,056	22,352
UCP	288	20	2019	58	1,227
UCP	288	20	2019	58	1,227
TOTALS	1,632			1,172	24,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,172	60.2186	22.28	26,112	2019	2019	0	0	0	5.00	95.00

1 GARAGE RES – 0% - 0 Heated Area: 1056 HX Base Yr



55195 BENT CREEK FARMS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	24,806
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	195,000
TOTAL MARKET VALUE	28,506
SOH/AGL Deduction	0
ASSESSED VALUE	28,506
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,506
TOTAL JUST VALUE	219,806
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011673	XFOB	38,929	11/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2274/1182	5/01/2019	WD	Q	V	01	240,000
GRANTOR: BENT OAK FARMS OF CAL						
GRANTEE: BENDIXEN JAMES J						
2270/1294	4/25/2019	WD	U	V	11	100
GRANTOR: BENT OAK FARMS OF CAL						
GRANTEE: BENT OAK FARMS OF C						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2019] W12 BAS=[YR=2019] W44 UCP=[YR=2019] W12 S24 E12 N24$S24 E44 N24$ S24 E12 N24$.

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	006000	A	PASTURE - HA	0	0004	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	370.00	370.00	3,700							
2	009910	M	MARKET VALUE	0	0004	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000							

REVIEW DATE 06/16/2022 BY TWA Total Acres: 10.00 Total Land Value: 3,700 Market: 195,000 Agricultural: 3,700 Common: 0 PRINTED 07/30/2025 BY SYS