IN OR 2460/873
EX R/W PT OR 1024/589

JCL LAND DEVELOMENT LLC
451688 SR 200
CALLAHAN, FL 32011

2025

42-2N-25-0000-0017-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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

450548 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	249,380
TOTAL MARKET VALUE	249,380
SOH/AGL Deduction	128,643
ASSESSED VALUE	120,737
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,737
TOTAL JUST VALUE	249,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,625

ALSO SEE ADJCNT PRCL 42-2N-25-0000-0017-0060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
Z970854	OTHER	0	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2460/0873	5/05/2021	WD	U	I	39	195,000
GRANTOR: OLSON I SU & FRANK BE						
GRANTEE: JCL LAND DEVELOMENT						
1659/1428	1/25/2010	QC	U	I	11	100
GRANTOR: KELLY WILLIAM AVERY J						
GRANTEE: OLSON JOHN & I SU						

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	0004	CI	0.00	0.00	99,752.00	SF		1.00	1.00	1.00	2.50	2.50	249,380							

REVIEW DATE 11/14/2022 BY KWA Total Acres: 2.29 Total Land Value: 249,380 Market: 0 Agricultural: 0 Common: 249,380 PRINTED 07/30/2025 BY SYS