

PT OR 1313/786
EX ESMT PT OR 584/560
R/W ESMT OR 753/586

ST JOHNS RIVER WATER MGMT DIST/BOARD OF TRUSTEES 0
& BOARD OF TRSTEES OF INTERNAL, IMP TRST FUND THE STATE OF FL
PALATKA, FL 32177

2025

44-2N-25-0000-0001-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																															
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																												
																			6																												
						VALUATION BY														STANDARD																											
						Tax Group: 6														Tax Dist:																											
						BUILDING MARKET VALUE														0																											
						TOTAL MARKET OB/XF VALUE														0																											
						TOTAL LAND VALUE - MARKET														742,500																											
						TOTAL MARKET VALUE														742,500																											
						SOH/AGL Deduction														338,209																											
						ASSESSED VALUE														404,291																											
						TOTAL EXEMPTION VALUE														05 404,291																											
						BASE TAXABLE VALUE														0																											
DOR CODE						8000 VAC GOVERNMENTAL																																									
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																																															
EXTRA FEATURES						BISMARK RD, CALLAHAN																																									
L N	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																															
																		BLD DATE																													
																		XF DATE																													
																		INC DATE																													
																		LGL DATE																													
																		LAND DATE																													
																		AG DATE																													
																		05/09/2025																													
																		MLU																													
BUILDING NOTES																																															
BUILDING DIMENSIONS																																															
LAND DESCRIPTION																																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																							
1	008700	C	STATE	0		OR	0.00	0.00	135.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	742,500																														
REVIEW DATE 05/09/2025						BY MLU						Total Acres: 135.00						Total Land Value: 742,500						Market: 0						Agricultural: 0						Common: 742,500						PRINTED 07/30/2025 BY SYS					