PT LOTS 6 & 9 IN OR 234/314
BEING ONLY PT LYING WITHIN
625FT OF E LINE OF LANDS IN

DIXON SUSAN MARIE
54001 SKATE BOARD PLACE
CALLAHAN, FL 32011

**2025**

**46-2N-25-0000-0010-0120**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

54327 SKATE BOARD PL, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | 10/22/2024 KBA |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 198,510 |
| TOTAL MARKET VALUE | 4,447 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 4,447 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,447 |
| TOTAL JUST VALUE | 198,510 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 101,800 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0234/0314 | 12/30/1976 | WD | U | I | | 63,000 |
| GRANTOR: WILLIAMS PEARL | | | | | | |
| GRANTEE: BARNES DANNY & SUSA | | | | | | |
| 0185/0580 | 7/16/1974 | WD | Q | V | | 120,000 |
| GRANTOR: BRANDIES THOMAS M & S | | | | | | |
| GRANTEE: WILLIAMS PEARL | | | | | | |

### 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 | 005500 | A | TIMBER 2 N S | 0 | | OR | 0.00 | 0.00 | 7.50 | AC | | 1.00 | 1.00 | 1.00 | 525.00 | 525.00 | 3,938 | | | | | | | |
| 2 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 2.68 | AC | | 1.00 | 1.00 | 1.00 | 190.00 | 190.00 | 509 | | | | | | | |
| 3 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 10.18 | AC | | 1.00 | 1.00 | 1.00 | 19,500.00 | 19,500.00 | 198,510 | | | | | | | |

REVIEW DATE 05/21/2025 BY MLU Total Acres: 10.18 Total Land Value: 4,447 Market: 198,510 Agricultural: 4,447 Common: 0 PRINTED 07/30/2025 BY SYS