PT OR 1221/1722

NASSAU COUNTY LANDFILL LLC
450496 STATE ROAD 200
CALLAHAN, FL 32011

2025

47-2N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
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

SIDNEY THOMAS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,625
TOTAL MARKET VALUE	4,625
SOH/AGL Deduction	4,557
ASSESSED VALUE	68
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68
TOTAL JUST VALUE	4,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,625

SEE ADJCNT PRCLS DBA= STATELINE DISPOSAL MOST OF

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1221/1722	4/13/2004	WD	Q	I		531,000
GRANTOR: JACKSONVILLE FLORIDA						
GRANTEE: NASSAU COUNTY LANDF						
1221/1717	4/13/2004	QC	Q	I	06	100
GRANTOR: WASTE SERVICES OF FLA						
GRANTEE: JAX FLA LANDFILL IN						

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	009600	C	WASTELAND	0		OR	0.00	0.00	1.85	AC		1.00	1.00	1.00	2,500.00	2,500.00	4,625							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 1.85 Total Land Value: 4,625 Market: 0 Agricultural: 0 Common: 4,625 PRINTED 07/30/2025 BY SYS