PT OF THE J SUMMERALL GRANT IN
SEC 48-2N-25E &
PT SEC 20-2N-25E

MAYNARD DONALD R & JESSICA DIANE
543054 US HWY 1
CALLAHAN, FL 32011

2025

48-2N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
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

543084 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	46,872
TOTAL LAND VALUE - MARKET	358,360
TOTAL MARKET VALUE	62,471
SOH/AGL Deduction	32,920
ASSESSED VALUE	29,551
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,551
TOTAL JUST VALUE	405,232
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	385,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006219	XFOB	0	05/14/2021
B1632215	XFOB	0	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1994/0958	7/27/2015	WD	Q	V	01	117,500
GRANTOR: MILLS CREEK FARM LLC						
GRANTEE: MAYNARD DONALD R &						
1956/0413	1/05/2015	WD	U	V	11	100
GRANTOR: TODD JOHN DAVID						
GRANTEE: MILLS CREEK FARM LL						

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
1	0681	POLE SHED	0	0	40	84	3,360.00	SF	15.00	15.00	100	2021	2021	3	93	46,872	

LAND DESCRIPTION

TOTAL OB/XF 46,872

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	006005	A	PASTURE - GR	0		OR	0.00	0.00	42.16	AC		1.00	1.00	1.00	370.00	370.00	15,599							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	42.16	AC		1.00	1.00	1.00	8,500.00	8,500.00	358,360							

REVIEW DATE 11/04/2021 BY KB Total Acres: 42.16 Total Land Value: 15,599 Market: 358,360 Agricultural: 15,599 Common: 0 PRINTED 07/30/2025 BY SYS