PT GOVT LOT 1 &
PT ABANDONED R/W
IN OR 2784/1468

SALAMEH ELIAS R
4262 RAINTREE DR
MACCLENNY, FL 32063

2025

49-2N-25-4100-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

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

542088 US HWY 1, CALLAHAN

BLD DATE	11/04/2021	KK	LGL DATE	
XF DATE			LAND DATE	11/04/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,620
TOTAL LAND VALUE - MARKET	804,678
TOTAL MARKET VALUE	815,298
SOH/AGL Deduction	481,697
ASSESSED VALUE	333,601
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,601
TOTAL JUST VALUE	815,298
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	815,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
Z991151	OTHER	0	01/02/1999
B985353	MH MOVE-ON	40,000	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2784/1468	5/01/2025	QC	U	I	11	100
GRANTOR: SALAMEH RAMZI & BOLIN						
GRANTEE: SALAMEH ELIAS R						
2499/1145	9/22/2021	WD	Q	V	01	310,900
GRANTOR: BENNETTS PROPERTY SER						
GRANTEE: SALAMEH RAMZI & BOL						

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	0812	CONCRETE C	0	0	0	0	3,637.00	SF	4.00	4.00	100	1998	1998	3	73	10,620	

LAND DESCRIPTION

TOTAL OB/XF 10,620

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	001001	C	V CM/XFOBT	0		CH	0.00	0.00	164,220.00	SF		1.00	1.00	0.70	7.00	4.90	804,678							

REVIEW DATE 11/04/2021 BY KK Total Acres: 3.77 Total Land Value: 804,678 Market: 0 Agricultural: 0 Common: 804,678 PRINTED 07/30/2025 BY SYS