PT F P SANCHEZ GRANT
SEC 51-2N-25E BEING ONLY PT
LYING E OF DBK 109/269 & S OF

JONES ROBERT ESTATE
C/O KENNETH WILLIAMSON, 45003 HISTORICAL LANE
CALLAHAN, FL 32011

2025

51-2N-25-0000-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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

US HWY 1, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	34,584
TOTAL MARKET VALUE	34,584
SOH/AGL Deduction	1,403
ASSESSED VALUE	33,181
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,181
TOTAL JUST VALUE	34,584
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0654/1176	3/30/1992	MS	U	I	10	100

GRANTOR: JONES ROBERT & ORIA (

GRANTEE: JONES ELVA (SURVIVI

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	001000	C	COMMERCIAL	0		CI	70.00	140.00	11,528.00	SF		1.00	1.00	1.00	3.00	3.00	34,584							

REVIEW DATE 06/14/2022 BY HSA Total Acres: 0.27 Total Land Value: 34,584 Market: 0 Agricultural: 0 Common: 34,584 PRINTED 07/30/2025 BY SYS