PT SECS 29,30 & PT FP SANCHEZ GR
SEC 51-2N-25E IN OR 2684/1987 &
OR 2684/1904

CALLAHAN SALES LLC
3771 GA HIGHWAY 130 E
LYONS, GA 30436

2025

51-2N-25-0000-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC 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

542528 US HWY 1, CALLAHAN

BLD DATE	02/12/2019	KK	LGL DATE	05/09/2025 DC
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,574
TOTAL LAND VALUE - MARKET	792,823
TOTAL MARKET VALUE	798,397
SOH/AGL Deduction	210,574
ASSESSED VALUE	587,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	587,823
TOTAL JUST VALUE	798,397
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	534,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3883	MH MOVE-ON	0	09/30/2014
B2517	MH MOVE-ON	0	01/01/2002
2210	OTHER	0	09/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2789/1256	5/22/2025	SW	U	I	11	100
GRANTOR: APK 4 LLC						
GRANTEE: CALLAHAN SALES LLC						
2787/661	5/12/2025	FJ	U	V	11	0
GRANTOR: THOMPSON MARTHA COLSE						
GRANTEE: CALLAHAN SALES LLC						

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	1,764.00	SF	4.00	4.00	100	2001	2001	3	79	5,574	

LAND DESCRIPTION

TOTAL OB/XF 5,574

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	0004	CH	0.00	0.00	211,266.00	SF		1.00	1.00	0.75	5.00	3.75	792,248							
2	009630	C	SWAMP	0		CH	0.00	0.00	1.15	AC		1.00	1.00	1.00	500.00	500.00	575							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 6.00 Total Land Value: 792,823 Market: 0 Agricultural: 0 Common: 792,823 PRINTED 07/30/2025 BY SYS