PT OF F P SANCHEZ GRANT
SEC 51-2N-25E IN OR 184/572
(EX OR 2453/1922)

TOWN OF CALLAHAN
P O BOX 5016
CALLAHAN, FL 32011-5016

2025

51-2N-25-0000-0030-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

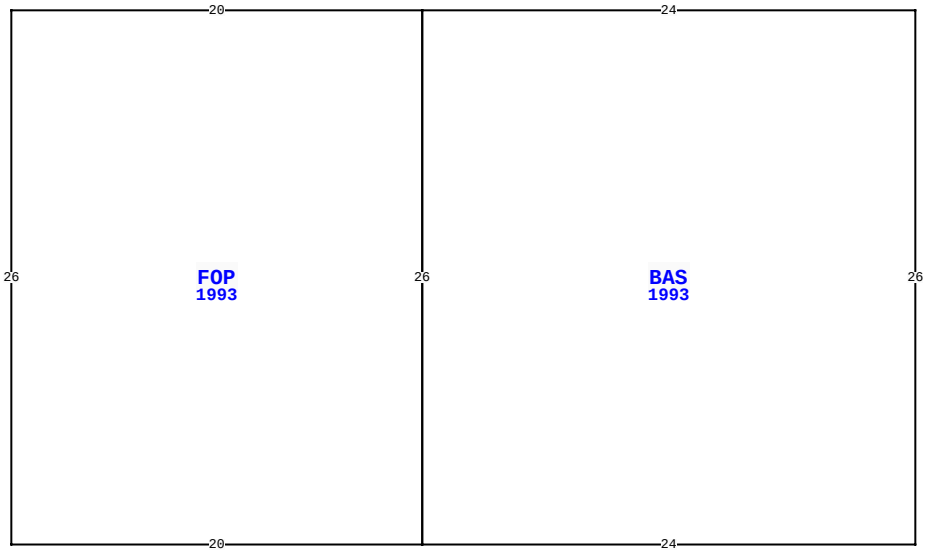
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	1993	624	21,961
FOP	520	50	1993	260	9,151
TOTALS	1,144			884	31,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	884	82.1251	44.55	39,382	1984	1984	0	0	0	21.00	79.00

1 LGHT MANUF – 0% - 0 Heated Area: 624 HX Base Yr



618628 DR MARTIN LUTHER KING JR AVE, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		31,112
TOTAL MARKET OB/XF VALUE		15,881
TOTAL LAND VALUE - MARKET		98,865
TOTAL MARKET VALUE		145,858
SOH/AGL Deduction		47,742
ASSESSED VALUE		98,116
TOTAL EXEMPTION VALUE	04	98,116
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		145,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21779	CO ISSUED	0	12/30/2008
C21780	CO ISSUED	0	12/30/2008
B21957	DEMOLITION	73,400	10/01/2008
R11467	REPAIR/RRF	5,000	08/01/2008
B21779	NEW CONSTR	20,000	08/01/2008
B21780	NEW CONSTR	40,000	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0184/0572	1/01/1974	WD	U	V		3,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FOP=[YR=1993] W20 S26 E20 N26$ S26 E24 N26$.

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	0803	ASPHALT C	0	0	700	16	11,200.00	SF	2.00	2.00	100	1984	1984	3	50	11,200	
2	0424	CL FNC 6'	0	0	0	0	865.00	LF	20.00	20.00	100	1984	1984	3	20	3,460	
3	0810	CONCRETE A	0	0	0	0	357.00	SF	6.50	6.50	100	1984	1984	3	41	951	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1984	1984	3	20	60	
5	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	100	1984	1984	3	20	90	
6	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	1984	1984	3	20	120	

LAND DESCRIPTION

TOTAL OB/XF 15,881

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	008900	C	MUNICIPAL	0		PBLC	0.00	0.00	5.07	AC		1.00	1.00	1.00	19,500.00	19,500.00	98,865							

REVIEW DATE 07/21/2021 BY KBA Total Acres: 5.07 Total Land Value: 98,865 Market: 0 Agricultural: 0 Common: 98,865 PRINTED 07/30/2025 BY SYS