PT OF F P SANCHEZ GRANT
SEC 51-2N-25E IN OR 2033/1696
BEING PARAGRAPH 1

TOWN OF CALLAHAN
PO BOX 5016
CALLAHAN, FL 32011

2025

51-2N-25-0000-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

HOLLOWAY LN, 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		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		89,760
TOTAL MARKET VALUE		89,760
SOH/AGL Deduction		49,937
ASSESSED VALUE		39,823
TOTAL EXEMPTION VALUE	04	39,823
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		89,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2033/1696	3/11/2016	QC	U	V	18	100
GRANTOR: TOM FORD BUILDERS LLC						
GRANTEE: TOWN OF CALLAHAN						
1797/0277	6/01/2012	WD	U	I	18	71,500
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: TOWN OF CALLAHAN						

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	008900	C	MUNICIPAL	0		PBLC	0.00	0.00	3.52	AC		1.00	1.00	0.85	30,000.00	25,500.00	89,760							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 3.52 Total Land Value: 89,760 Market: 0 Agricultural: 0 Common: 89,760 PRINTED 07/30/2025 BY SYS