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

TOWN OF CALLAHAN
PO BOX 5016
CALLAHAN, FL 32011

2025

51-2N-25-0000-0041-0000

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		6,000
TOTAL LAND VALUE - MARKET		97,755
TOTAL MARKET VALUE		103,755
SOH/AGL Deduction		66,500
ASSESSED VALUE		37,255
TOTAL EXEMPTION VALUE	04	37,255
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		103,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,755

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1947	1947	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	2.94	AC		1.00	1.00	0.95	35,000.00	33,250.00	97,755							

REVIEW DATE 01/14/2023 BY KWA Total Acres: 2.94 Total Land Value: 97,755 Market: 0 Agricultural: 0 Common: 97,755 PRINTED 07/30/2025 BY SYS