PT OF F P SANCHEZ GRANT
SEC 51-2N-25E IN OR 1402/1032
BEING PARCEL 3

LALLAMANT STEVEN R
2441 18TH AVE N
ST PETERSBURG, FL 33713

2025

51-2N-25-0000-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

DR MARTIN LUTHER KING JR AV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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	39,690
TOTAL MARKET VALUE	39,690
SOH/AGL Deduction	13,117
ASSESSED VALUE	26,573
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,573
TOTAL JUST VALUE	39,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1402/1032	4/07/2006	QC	Q	V	06	100
GRANTOR: LALAMANT YEN THI						
GRANTEE: LALLAMANT STEVEN R						
0516/1243	5/06/1987	MS	U	I		2,300
GRANTOR: NELSON JOSEPH PAUL						
GRANTEE: LALAMANT YEN THI						

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	000100	C	RES	0		RL	0.00	0.00	0.98	AC		1.00	1.00	0.90	45,000.00	40,500.00	39,690							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 0.98 Total Land Value: 39,690 Market: 0 Agricultural: 0 Common: 39,690 PRINTED 07/30/2025 BY SYS