PT OF SEC 29-2N-25E &
SEC 51-2N-25E
IN OR 2182/525

FENNEL PETER WILLIAM TRUST/FENNEL PETER WILLIAM TR
55343 SHUG RD
CALLAHAN, FL 32011

2025

51-2N-25-0000-0047-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

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	05/19/2023 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	116,320
TOTAL MARKET VALUE	116,320
SOH/AGL Deduction	13,286
ASSESSED VALUE	103,034
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,034
TOTAL JUST VALUE	116,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/1701	12/14/2021	WD	U	V	11	100
GRANTOR: FENNEL PETER WILLIAM						
GRANTEE: FENNEL PETER WILLIA						
2480/0156	6/10/2021	WD	U	V	11	100
GRANTOR: FENNEL PETER W & KIMB						
GRANTEE: FENNEL PETER W & KI						

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		MU	0.00	0.00	7.27	AC		1.00	1.00	1.00	16,000.00	16,000.00	116,320							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 7.27 Total Land Value: 116,320 Market: 0 Agricultural: 0 Common: 116,320 PRINTED 07/30/2025 BY SYS