PT SEC 51-2N-25E
IN OR 2486/1896
(EX PT IN OR 2625/1242 &

ACCESS AMERICA LLC
54215 JAMIE DR
CALLAHAN, FL 32011

2025

51-2N-25-0000-0060-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

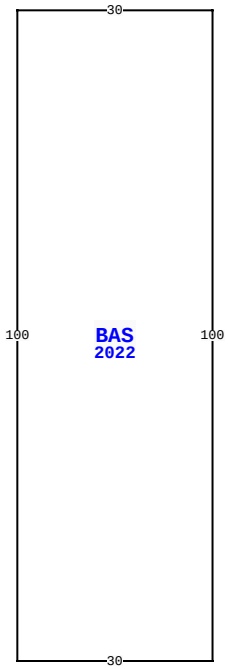
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100	2022	3,000	58,800
TOTALS	3,000			3,000	58,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	3,000	54.0500	20.00	60,000	2022	2022	0	0	0	2.00	98.00

1 GARAGE RES – 0% - 0 Heated Area: 3000 HX Base Yr



ANNIE LAURA ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	58,800
TOTAL MARKET OB/XF VALUE	2,080
TOTAL LAND VALUE - MARKET	23,625
TOTAL MARKET VALUE	84,505
SOH/AGL Deduction	193
ASSESSED VALUE	84,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,312
TOTAL JUST VALUE	84,505
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B224520	GARAGE	30,000	03/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2486/1896	8/11/2021	WD	Q	V	01	20,000
GRANTOR: RUSSELL PREMIER PROPE						
GRANTEE: ACCESS AMERICA LLC						
2236/1044	10/29/2018	WD	U	V	11	100
GRANTOR: MARCHAND EDGARDO PAGA						
GRANTEE: THE LAND SPECIALTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S100 E30 N100$.

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	0810	CONCRETE A	1	0	0	0	320.00	SF	6.50	6.50	100	2024	2023		100	2,080	

LAND DESCRIPTION

TOTAL OB/XF 2,080

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			0.00	0.00	0.42	AC		1.00	1.00	1.25	45,000.00	56,250.00	23,625							

REVIEW DATE 12/29/2022 BY KW Total Acres: 0.42 Total Land Value: 23,625 Market: 0 Agricultural: 0 Common: 23,625 PRINTED 07/30/2025 BY SYS