PT CLOSED MARTIN LUTHER KING JR
SEC 51-2N-25E FP SANCHEZ GRANT
IN OR 2699/169

ACCESS AMERICA LLC
54215 JAMIE DRIVE
CALLAHAN, FL 32011

2025

51-2N-25-0000-0060-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
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 AVE, 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	30,600
TOTAL MARKET VALUE	30,600
SOH/AGL Deduction	4,420
ASSESSED VALUE	26,180
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,180
TOTAL JUST VALUE	30,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/169	3/08/2023	QC	U	V	11	100

GRANTOR: TOWN OF CALLAHAN

GRANTEE: ACCESS AMERICA LLC

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					0.68	AC		1.00	1.00	1.00	45,000.00	45,000.00	30,600							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 0.68 Total Land Value: 30,600 Market: 0 Agricultural: 0 Common: 30,600 PRINTED 07/30/2025 BY SYS