PT OF F P SANCHEZ GRANT
SEC 51-2N-25E IN OR 2453/1926

TOWN OF CALLAHAN/MERCHANTILE-SAFE & TRST CO TRUSTE
542300 US HWY 1
CALLAHAN, FL 32011

2025

51-2N-25-0000-0069-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
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	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		7,475
TOTAL MARKET VALUE		7,475
SOH/AGL Deduction		0
ASSESSED VALUE		7,475
TOTAL EXEMPTION VALUE	04	7,475
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		7,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		7,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2453/1926	4/12/2021	WD	U	V	11	100
GRANTOR: NASSAU COUNTY						
GRANTEE: TOWN OF CALLAHAN						
0543/0426	5/16/1988	QC	U	V		1,000
GRANTOR: CSX TRANSPORTATION						
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

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	008900	C	MUNICIPAL	0			0.00	0.00	0.65	AC		1.00	1.00	1.00	11,500.00	11,500.00	7,475							

REVIEW DATE 10/19/2021 BY KBA Total Acres: 0.65 Total Land Value: 7,475 Market: 0 Agricultural: 0 Common: 7,475 PRINTED 07/30/2025 BY SYS