LOTS 13,14 & 20 IN OR 1749/570
(EX R/W IN OR 914/488)
J P PAGE SUB PBK 3/20

PATRICK ADRIAN III/PATRICK HEATHER LYNN
PO BOX 813
CALLAHAN, FL 32011

2025

51-2N-25-4170-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8019.00		

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

ANNIE LAURA ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	33,000
TOTAL MARKET VALUE	33,000
SOH/AGL Deduction	4,816
ASSESSED VALUE	28,184
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,184
TOTAL JUST VALUE	33,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2781/890	4/09/2025	QC	U	V	11	100
GRANTOR: TANNER THOMASA						
GRANTEE: PATRICK ADRIAN III						
1749/0570	8/01/2011	QC	U	V	11	100
GRANTOR: TANNER WILLIAM E EST						
GRANTEE: TANNER THOMASA						

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		RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	000100	C	RES	0		RM	0.00	0.00	2.00	UT		1.00	1.00	1.00	11,000.00	11,000.00	22,000							

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 33,000 Market: 0 Agricultural: 0 Common: 33,000 PRINTED 07/30/2025 BY SYS