BLOCK 8 LOT 1 &
PT ABND R/W RESOLUTION 97-200
PT OR 458/246 & OR 812/1218

CALHOUN JOHN R
96369 CALHOUN RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-010D-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	371,250
TOTAL MARKET VALUE	371,250
SOH/AGL Deduction	203,838
ASSESSED VALUE	167,412
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,412
TOTAL JUST VALUE	371,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0458/0246	6/01/1985	MS	U	V		5,900

GRANTOR:
GRANTEE:

1604 LEWIS ST, FERNANDINA BEACH

BLD DATE		LGL DATE	05/05/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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		RSF-2	75.00	100.00	75.00	FF		1.00	1.00	0.90	5,500.00	4,950.00	371,250							

REVIEW DATE 05/05/2026 BY MLU Total Acres: 0.00 Total Land Value: 371,250 Market: 0 Agricultural: 0 Common: 371,250 PRINTED 07/09/2026 BY SYS