PT NW1/4 OF SEC 1-1N-24E
IN OR 2218/955 BEING EXHIBIT A
ESMTS IN OR 284/256 &

G&H LAND & TIMBER INVESTMENTS LLC
PO BOX 1694
CALLAHAN, FL 32011

2026

01-1N-24-0000-0002-0220

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

44230 SANDY FORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	15,360
TOTAL LAND VALUE - MARKET	192,430
TOTAL MARKET VALUE	207,790
SOH/AGL Deduction	0
ASSESSED VALUE	207,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	207,790
TOTAL JUST VALUE	207,790
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2218/0955	8/03/2018	WD	U	I	30	435,000

GRANTOR: HIGGINBOTHAM NAOMI I

GRANTEE: G&H LAND & TIMBER I

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
3	0205	BARN MTL 3	0	0	80	80	6,400.00	SF	12.00	12.00	100	1985	1985	3	20	15,360	

LAND DESCRIPTION

TOTAL OB/XF 15,360

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	009900	C	ACREAGE NON-	0		OR	0.00	0.00	8.47	AC		1.00	1.00	1.00	19,000.00	19,000.00	160,930							
2	009530	C	POND	0		OR	0.00	0.00	12.60	AC		1.00	1.00	1.00	2,500.00	2,500.00	31,500							

REVIEW DATE 02/18/2026 BY WWA Total Acres: 21.07 Total Land Value: 192,430 Market: 0 Agricultural: 0 Common: 192,430 PRINTED 07/09/2026 BY SYS