LOT 1351
ABDN R/W OR ALLEY
PT OR 604/1267

FLORIDA AUDUBON SOCIETY INC
1101 AUDUBON WAY
MAITLAND, FL 32751

2026

02-1N-24-2180-1351-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7000	VAC INSTITUTIONAL	
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

BLACKSONS CROSSING, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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		198,550
TOTAL MARKET VALUE		198,550
SOH/AGL Deduction		76,365
ASSESSED VALUE		122,185
TOTAL EXEMPTION VALUE	10	122,185
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		198,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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	007000	C	VAC INSTITAL	0		OR	0.00	0.00	10.45	AC		1.00	1.00	1.00	19,000.00	19,000.00	198,550							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 10.45 Total Land Value: 198,550 Market: 0 Agricultural: 0 Common: 198,550 PRINTED 07/09/2026 BY SYS