PT OF N1/2 OF NW1/4
PT OR 2790 PG 813

ELLIOTT MICHAEL E L/E/
36339 ELLIOTT RD
CALLAHAN, FL 32011

2026

03-2N-24-0000-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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

36339 ELLIOTT RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	10/18/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	92,376
TOTAL LAND VALUE - MARKET	510,400
TOTAL MARKET VALUE	106,064
SOH/AGL Deduction	41,153
ASSESSED VALUE	64,911
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,911
TOTAL JUST VALUE	602,776
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	493,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007726	XFOB	32,000	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2790/813	5/27/2025	LE	U	I	11	100
GRANTOR: ELLIOTT MICHAEL E						
GRANTEE: ELLIOTT MICHAEL SCO						
0714/1511	9/26/1994	QC	U	I	18	100
GRANTOR: ELLIOTT MICHAEL E						
GRANTEE: ELLIOTT MICHAEL & L						

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
1	0202	BARN WD 30	0	0	81	40	3,240.00	SF	15.00	15.00	100	2000	2000	3	26	12,636	
3	0351	CARPORT MT	0	0	24	50	1,200.00	SF	10.00	10.00	100	1986	1986	3	20	2,400	
4	0681	POLE SHED	0	0	84	78	6,552.00	SF	15.00	15.00	100	2016	2016	3	75	73,710	
5	0680	POLE SHED	0	0	22	22	484.00	SF	10.00	10.00	100	2016	2016	3	75	3,630	

LAND DESCRIPTION

TOTAL OB/XF 92,376

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	006000	A	PASTURE - HA	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	370.00	370.00	11,100							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	14.40	AC		1.00	1.00	1.00	170.00	170.00	2,448							
3	005970	A	AGRICULTURAL	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	70.00	70.00	140							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	46.40	AC		1.00	1.00	1.00	11,000.00	11,000.00	510,400							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 46.40 Total Land Value: 13,688 Market: 510,400 Agricultural: 13,688 Common: 0 PRINTED 07/09/2026 BY SYS