IN OR 1716/1690

NASSAU DEV TRUST/MURPHY WILLIAM F TRUSTEE
3191 CORAL WAY SUITE 403A
MIAMI, FL 33145

2026

03-2N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	694,100
TOTAL MARKET VALUE	694,100
SOH/AGL Deduction	370,753
ASSESSED VALUE	323,347
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,347
TOTAL JUST VALUE	694,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	347,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1716/1690	12/28/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: MURPHY WILLIAM F TR						
1428/0231	7/14/2006	QC	U	V	10	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: MOORE FRANCES J & J						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

DAVIS RD, CALLAHAN

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	009900	C	ACREAGE NON-	0		OR	0.00	0.00	63.10	AC		1.00	1.00	1.00	11,000.00	11,000.00	694,100							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 63.10 Total Land Value: 694,100 Market: 0 Agricultural: 0 Common: 694,100 PRINTED 07/09/2026 BY SYS