LOTS 30 & 31
PAR 3 IN OR 2790/62
GRAY GABLES SUB PB 0/52

ASPINWALL SHERRY L & DONALD
PO BOX 1717
CALLAHAN, FL 32011

2026

04-1N-25-2780-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

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

CUSHMAN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	11/03/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	1,700
SOH/AGL Deduction	0
ASSESSED VALUE	1,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,700
TOTAL JUST VALUE	70,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703128	XFOB	0	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2790/62	5/23/2025	WD	U	I	11	100
GRANTOR: ASPINWALL SHERRY L						
GRANTEE: ASPRINWALL SHERRY L						
2226/1826	9/28/2018	PR	U	V	19	100
GRANTOR: ASPINWALL SHERRY L P/						
GRANTEE: ASPINWALL SHERRY 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

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	006000	A	PASTURE - HA	0		OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	370.00	370.00	1,295							
2	005910	A	HARDWOOD WET	0		OR	0.00	0.00	4.50	AC		1.00	1.00	1.00	90.00	90.00	405							
3	009910	M	MARKET VALUE	0	0006	OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	20,000.00	20,000.00	70,000							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 8.00 Total Land Value: 1,700 Market: 70,000 Agricultural: 1,700 Common: 0 PRINTED 07/09/2026 BY SYS