IN OR 2845/611
FPL ESMT IN OR 983/1174
ESMT IN OR 1537/1942

FRENCH BROAD RIVERSIDE PROPERTIES INC
PO BOX 8374
ASHEVILLE, NC 28814

2026

06-2N-25-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
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

544449 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	02/26/2025 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	4,250,000
TOTAL MARKET VALUE	1,231,890
SOH/AGL Deduction	1,098,415
ASSESSED VALUE	133,475
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,475
TOTAL JUST VALUE	4,250,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,101,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007192	DEMOLITION	0	08/01/2019
B25220	NEW CONSTR	0	10/01/2011
B25033	ANTENAS	8,000	08/01/2011
E20329	ELEC OTHER	0	12/01/2007
B018315	OTHER	0	05/01/2001
E017981	NEW CONSTR	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2845/611	1/30/2026	SW	Q	I	01	5,339,700
GRANTOR: GEORGE B WITTMER ASSO						
GRANTEE: FRENCH BROAD RIVERS						
0860/0619	12/23/1998	WD	U	I	12	500,000
GRANTOR: W B DAIRY INC						
GRANTEE: GEORGE B WITTMER AS						

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	005010	A	SERVICE ACRE	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	500.00	500.00	3,500							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	84.00	AC		1.00	1.00	1.00	370.00	370.00	31,080							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	36.00	AC		1.00	1.00	1.00	170.00	170.00	6,120							
4	005970	A	AGRICULTURAL	0		OR	0.00	0.00	17.00	AC		1.00	1.00	1.00	70.00	70.00	1,190							
5	009900	C	ACREAGE NON-	0	0004	OR	0.00	0.00	56.00	AC		1.00	1.00	2.50	8,500.00	21,250.00	1,190,000							
6	009910	M	MARKET VALUE	0	0004	OR	0.00	0.00	144.00	AC		1.00	1.00	2.50	8,500.00	21,250.00	3,060,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 200.00 Total Land Value: 1,231,890 Market: 3,060,000 Agricultural: 41,890 Common: 1,190,000 PRINTED 07/09/2026 BY SYS