PT OF SE1/4 OF NE1/4 &
PT OF NE1/4 OF SE1/4
IN OR 2532/1660

APK 4 LLC
PO BOX 97
CALLAHAN, FL 32011

2026

07-2N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	09/19/2025 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	294,190
TOTAL MARKET VALUE	10,680
SOH/AGL Deduction	0
ASSESSED VALUE	10,680
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,680
TOTAL JUST VALUE	294,190
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2532/1660	9/15/2021	WD	U	V	11	100
GRANTOR: HAGAN ANN B &						
GRANTEE: APK 4 LLC						
0518/0072	5/19/1987	WD	U	V		100
GRANTOR: BRANDIES LUCILLE M						
GRANTEE: HAGAN ANN B ET AL						

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	20.15	AC		1.00	1.00	1.00	530.00	530.00	10,680							
2	009910	M	MARKET VALUE	0	0004	OR	0.00	0.00	20.15	AC		1.00	1.00	1.00	14,600.00	14,600.00	294,190							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 20.15 Total Land Value: 10,680 Market: 294,190 Agricultural: 10,680 Common: 0 PRINTED 07/09/2026 BY SYS