

PT OF NE1/4 OF NW1/4
IN OR 2460/1223 & ESMT'S IN
OR 435/141,OR 854/687 (EX UTIL

FISHER ADAM H
PO BOX 1665
CALLAHAN, FL 32011

2026

07-2N-26-0000-0002-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
																		VALUATION SUMMARY											
VALUATION BY																	STANDARD												
Tax Group: 4																	Tax Dist:												
BUILDING MARKET VALUE																	0												
TOTAL MARKET OB/XF VALUE																	9,240												
TOTAL LAND VALUE - MARKET																	50,000												
TOTAL MARKET VALUE																	59,240												
SOH/AGL Deduction																	3,601												
ASSESSED VALUE																	55,639												
TOTAL EXEMPTION VALUE																	0												
BASE TAXABLE VALUE																	55,639												
TOTAL JUST VALUE																	59,240												
NCON VALUE																	0												
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE																	64,656												
DOR CODE																	0001 VAC W/XFOB												
MAP NUM																	MKT AREA 05												
NEIGHBORHOOD/LOC																	5001.00												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																	56094 DIXON TRL, CALLAHAN												
EXTRA FEATURES																	BLD DATE XF DATE INC DATE												
L N	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	05/08/2026 MLU											
1	0351	CARPORT MT	0	0	45	30	1,350.00	SF	10.00	10.00	100	2007	2007	3	24	3,240													
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000													
LAND DESCRIPTION																	TOTAL OB/XF 9,240												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000												
REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS																													