PT OR 586 PG 727
DECLARATION OF CLOSURE OF
LANDFILL PT OR 1863/1791

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2026

08-2N-25-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		18 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

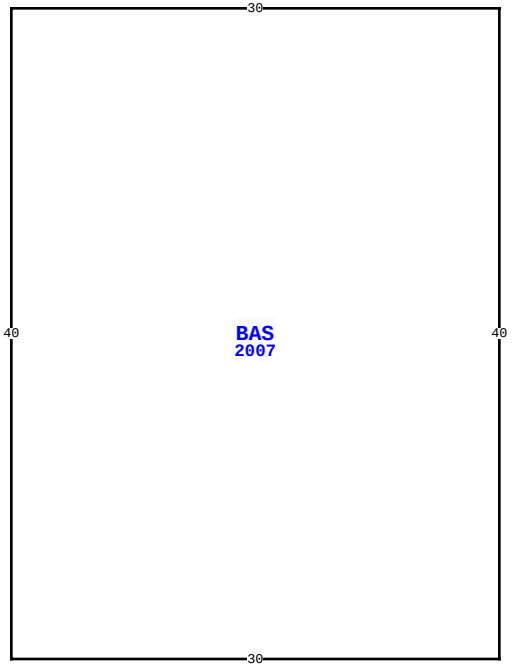
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2007	1,200	44,640
TOTALS	1,200			1,200	44,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	06	1,200	101.0394	50.27	60,324	2007	2007	0	0	0	26.00	74.00

1 GARAGE 0% - 0 Heated Area: 1200 HX Base Yr



461117 LANDFILL RD, CALLAHAN

BLD DATE	06/08/2020	KKX	LGL DATE	
XF DATE	06/08/2020	KKX	LAND DATE	05/07/2026 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		44,640
TOTAL MARKET OB/XF VALUE		39,744
TOTAL LAND VALUE - MARKET		1,542,200
TOTAL MARKET VALUE		1,626,584
SOH/AGL Deduction		1,083,163
ASSESSED VALUE		543,421
TOTAL EXEMPTION VALUE	03	543,421
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,626,584
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		855,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226585	CARPORT	10,358	11/01/2012
B1226586	CARPORT	2,868	11/01/2012
E18418	ELEC OTHER	5,500	11/01/2006
E18419	ELEC OTHER	200	11/01/2006
B18614	NEW CONSTR	64,900	10/01/2006
M7257	H/AC	0	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0586/0727	12/20/1989	WD	Q	V	03	100

GRANTOR: SCHOOL BOARD OF NC
GRANTEE: BOARD OF COUNTY COM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W30 S40 E30 N40 $.

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
1	0351	CARPORT MT	0	0	21	26	546.00	SF	10.00	10.00	100	2007	2007	3	24	1,310	
2	0819	CONC 12"	0	0	151	21	3,171.00	SF	9.50	9.50	100	1994	1994	3	64	19,280	
3	1131	REINFR 8	0	0	0	0	900.00	SF	6.30	6.30	100	1994	1994	3	88	4,990	
4	0430	CL FNC 6B	0	0	0	0	153.00	LF	9.70	9.70	100	1994	1994	3	29	430	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1994	1994	3	29	174	
6	6001	ROLLUP DR	0	0	12	12	1.00	UT	400.00	400.00	100	2007	2007	3	24	96	
7	6001	ROLLUP DR	0	0	16	16	1.00	UT	400.00	400.00	100	2007	2007	3	24	96	
8	0351	CARPORT MT	0	0	21	26	546.00	SF	5.90	5.90	100	2007	2007	3	24	773	
9	0351	CARPORT MT	0	0	12	10	120.00	SF	10.00	10.00	100	2007	2007	3	24	288	
10	0351	CARPORT MT	0	0	18	12	216.00	SF	10.00	10.00	100	2007	2007	3	24	518	

TOTAL OB/XF 27,955

LAND DESCRIPTION

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	008600	C	COUNTY	0		GPU	0.00	0.00	140.20	AC		1.00	1.00	0.20	55,000.00	11,000.00	1,542,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 140.20 Total Land Value: 1,542,200 Market: 0 Agricultural: 0 Common: 1,542,200 PRINTED 07/09/2026 BY SYS

PT OR 586 PG 727
DECLARATION OF CLOSURE OF
LANDFILL PT OR 1863/1791

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2026

08-2N-25-0000-0002-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
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

BLD DATE	06/08/2020	KKX	LGL DATE
XF DATE	06/08/2020	KKX	LAND DATE 05/07/2026 DC
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		44,640
TOTAL MARKET OB/XF VALUE		39,744
TOTAL LAND VALUE - MARKET		1,542,200
TOTAL MARKET VALUE		1,626,584
SOH/AGL Deduction		1,083,163
ASSESSED VALUE		543,421
TOTAL EXEMPTION VALUE	03	543,421
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,626,584
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		855,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11274	NEW CONSTR	15,000	06/01/2003
E9098	NEW CONSTR	0	02/01/2002
P014579	NEW CONSTR	0	03/01/2001
E017718	NEW CONSTR	0	02/01/2001
B0107898	NEW CONSTR	35,900	01/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0586/0727	12/20/1989	WD	Q	V	03	100

GRANTOR: SCHOOL BOARD OF NC
GRANTEE: BOARD OF COUNTY COM

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
11	0819	CONC 12"	0	0	66	20	1,320.00	SF	9.50	9.50	100	1994	1994	3	64	8,026	
12	0812	CONCRETE C	0	0	49	30	1,470.00	SF	4.00	4.00	100	1994	1994	3	64	3,763	

LAND DESCRIPTION

TOTAL OB/XF 11,789

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 140.20 Total Land Value: 1,542,200 Market: 0 Agricultural: 0 Common: 1,542,200 PRINTED 07/09/2026 BY SYS