PARCEL 12
IN OR 551/530

FLORIDA INFRASTRUCTURE INC
PO BOX 1269
CALLAHAN, FL 32011

2026

11-2N-24-0000-0004-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5901	HARDWOOD SI 70-79	
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

IRWIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/30/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	254,150
TOTAL MARKET VALUE	2,990
SOH/AGL Deduction	0
ASSESSED VALUE	2,990
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,990
TOTAL JUST VALUE	254,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1901/1574	1/24/2014	WD	U	I	30	1,727,500
GRANTOR: BRANDY BRANCH DAIRY I						
GRANTEE: FLORIDA INFRASTRUCT						
1834/0098	12/24/2012	WD	Q	I	05	2,000,000
GRANTOR: CITIZENS STATE BANK						
GRANTEE: BRANDY BRANCH DAIRY						

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	005901	A	HARDWOOD SI	0		OR	0.00	0.00	14.95	AC		1.00	1.00	1.00	200.00	200.00	2,990							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	14.95	AC		1.00	1.00	1.00	17,000.00	17,000.00	254,150							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 14.95 Total Land Value: 2,990 Market: 254,150 Agricultural: 2,990 Common: 0 PRINTED 07/09/2026 BY SYS