

NW1/4 OF NW1/4 (EX R/W)
SW1/4 OF NW1/4 & NW1/4 OF SW1/4
SE1/4 OF NW1/4 & NE1/4 OF SW1/4

TAYLOR ROBERT C/TAYLOR WENDY
7010 PRITCHARD RD
JACKSONVILLE, FL 32219

2026

12-1N-24-0000-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	9900	NO AG ACREAGE
MAP NUM		MKT AREA
		08

Quality	03	Quality Level 03	
DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L W
1	0500	FP-PRE FAB	0	0	0 0
2	0681	POLE SHED	0	0	48 24
3	0680	POLE SHED	0	0	36 28
4	0510	GARAGE WD-	0	0	27 13
5	0681	POLE SHED	0	0	66 26
6	0201	BARN WD 10	0	0	70 34
7	0680	POLE SHED	0	0	34 17
8	0202	BARN WD 30	0	0	104 50
9	0510	GARAGE WD-	0	0	32 13
10	0681	POLE SHED	0	0	13 12

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	009900	C	ACREAGE NON-	0	0004	OR	0.00	0.00	426.13	AC	

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	009900	C	ACREAGE NON-	0	0004	OR	0.00	0.00	426.13	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,124	107.8000	113.19	240,416	1985	1985	0	0	17.25	82.75
1 SINGLE FAM 0% - 2026 Heated Area: 1419 HX Base Yr											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

447506 US HWY 301, CALLAHAN											
						05/08/2026	MLU				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			322,324
TOTAL MARKET OB/XF VALUE			106,333
TOTAL LAND VALUE - MARKET			3,622,105
TOTAL MARKET VALUE			4,050,762
SOH/AGL Deduction			0
ASSESSED VALUE			4,050,762
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			4,050,762
TOTAL JUST VALUE			4,050,762
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,904,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004083	NEW SHINGLES	29,500	04/05/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2825/366	10/16/2025	WD	Q	I	05
GRANTOR: THOMAS CREEK PLANTATI					
GRANTEE: TAYLOR ROBERT C					
1279/1491	12/09/2004	WD	Q	V	01
GRANTOR: TSL REALTY MGMT LLC					
GRANTEE: THOMAS CREEK PLANTA					

BUILDING NOTES											
BUILDING DIMENSIONS											
UOP=[YR=2010] W11 PTO=[YR=1993] N6 W28 S6 UOP=[YR=2010] W14 S10 FST=[YR=2010] S4 FEP=[YR=1993] S12 BAS=[YR=1993] S24 BAS=[YR=2010] S7 E21 N7 W21\$ E29 UOP=[YR=1993] S10 E24 N10 W24\$ E24 N24 W53\$ E53N12 FST=[YR=2010] N4 W8 S4 E8\$ W53\$ E12 N4 W12\$ E12 S4 E8 N14 W6\$ E6 S14 E17 N14 E5\$ W5 S14 E8 N4 E8 N10\$.											

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[illegible]

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 50			
Exterior Wall	20	FACE BRICK 50			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	01	MINIMUM 100			
Interior Floor	07	CORK/VTILE 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	9900	NO AG ACREAGE			
MAP NUM		MKT AREA		08	
NEIGHBORHOOD/LOC		8005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	270	100	1993	270	8,804
FEP	240	80	2009	192	6,261
PTO	288	5	1993	14	456
PTO	899	5	1993	45	1,468
UOP	256	20	2009	51	1,663
TOTALS	1,953			572	18,653

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	01	572	72.6000	40.66	23,258	1993	1993	0	0	19.80	80.20
3 ACCESORY U 0% - 2026											
Heated Area: 270											
HX Base Yr											
16 15 18 18 13 PTO 1993 BAS 1993 16 15 16 16 16 UOP 2009 FEP 2009 31 29 29 31 PTO 1993											