PT OF LOT 21
IN OR 1556/1960
ESMT PT OR 1506/159

HOLDEN DIANA
44047 WH WATERS LANE
CALLAHAN, FL 32011

2026

16-1N-25-2900-0021-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

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

RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,320
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	54,320
SOH/AGL Deduction	20,876
ASSESSED VALUE	33,444
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,444
TOTAL JUST VALUE	54,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,800

OWNERS LIVE ON PRCL 2900-0021-0020 @ 44047 WH WATE
SHEDS ON THIS PARCEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1556/1960	3/24/2008	WD	Q	V		32,000
GRANTOR: CADY ELIZABETH ANN						
GRANTEE: HOLDEN DIANA						
0903/0694	10/13/1999	QC	Q	V	01	100
GRANTOR: WATERS BETTY JO						
GRANTEE: CADY ELIZABETH ANN						

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
1	0940	SHEDS/PORT	0	0	12	20	240.00	SF	30.00	30.00	100	2012	2012	3	45	3,240	
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2012	2012	3	45	1,080	

LAND DESCRIPTION

TOTAL OB/XF 4,320

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	000100	C	RES	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS