PT OF LOT 19
IN OR 2748/1620
ESMT OR 545/1267

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

2026

16-1N-25-2910-0019-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
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

43113 FREEDOM DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		3,651
TOTAL MARKET VALUE		3,651
SOH/AGL Deduction		0
ASSESSED VALUE		3,651
TOTAL EXEMPTION VALUE	03	3,651
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250011630	DEMO OF 1977 MOBI	0	10/20/2025
MH951130	MH MOVE-ON	0	12/01/1995
7346	MH MOVE-ON	5,000	06/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2748/1620	11/06/2024	WD	U	I	18	303,000
GRANTOR: NICHOLS KATHLEEN P						
GRANTEE: BOARD OF COUNTY COM						
0514/0688	4/07/1987	WD	Q	I		50,000
GRANTOR: TOOHEY DARREL & A L						
GRANTEE: NICHOLS GARY & K P						

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	008600	C	COUNTY	0	0006	OR	0.00	0.00	3.26	AC		1.00	1.00	0.03	35,000.00	1,120.00	3,651							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 3.26 Total Land Value: 3,651 Market: 0 Agricultural: 0 Common: 3,651 PRINTED 07/09/2026 BY SYS