PT OF LOT 19 (S-2)
IN OR 2797/393 AS TO PAR 2
WOODLAND ESTATES #1 PB 4/29-30

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

2026

16-1N-25-2910-0019-0020

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

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		1,100
TOTAL MARKET VALUE		1,100
SOH/AGL Deduction		0
ASSESSED VALUE		1,100
TOTAL EXEMPTION VALUE	03	1,100
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		45,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2797/393	6/27/2025	WD	U	I	18	600,000
GRANTOR: EVANS GLORIA JEAN						
GRANTEE: BOARD OF COUNTY COM						
2797/391	6/27/2025	QC	U	I	11	100
GRANTOR: GRAY TIFFANY EVANS						
GRANTEE: EVANS GLORIA JEANS						

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		OR	0.00	0.00	1.00	AC		1.00	1.00	0.02	50,000.00	1,100.00	1,100							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 1.00 Total Land Value: 1,100 Market: 0 Agricultural: 0 Common: 1,100 PRINTED 07/09/2026 BY SYS