THAT PT OF LOT 36 E OF
U S 1 & S OF DB 202/264 BEING
PT PARCEL 2 IN OR 2507/497

SLAGLE MORRISON JR & CINDY L
54075 HONEYSUCKLE LANE
CALLAHAN, FL 32011

**2026**

**16-3N-24-2020-0036-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 9600 | WASTELAND | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6001.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

US HWY 1, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/27/2026 DC |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 2,350 |
| TOTAL MARKET VALUE | 2,350 |
| SOH/AGL Deduction | 2,091 |
| ASSESSED VALUE | 259 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 259 |
| TOTAL JUST VALUE | 2,350 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 235 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2507/0500 | 9/29/2021 | QC | U | V | 11 | 100 |
| GRANTOR: SLAGLE MORRISON JR | | | | | | |
| GRANTEE: SLAGLE MORRISON JR | | | | | | |
| 2507/0497 | 9/29/2021 | QC | U | V | 11 | 100 |
| GRANTOR: SLAGLE MORRISON JR | | | | | | |
| GRANTEE: SLAGLE MORRISON JR | | | | | | |

### 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 | 009600 | C | WASTELAND | 0 | | C-1 | -100.00 | 290.00 | 0.94 | AC | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 2,350 | | | | | | | |

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.94 Total Land Value: 2,350 Market: 0 Agricultural: 0 Common: 2,350 PRINTED 07/09/2026 BY SYS