PT NE1/4 OF SEC 17-2N-25E
IN OR 2848/441 LYING SOUTH OF
OR 2398/179

WAGNER PAUL R & CONSTANCE M L/E/
45030 LAUREL LANE
CALLAHAN, FL 32011

2026

17-2N-25-0000-0003-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5401	TIMBER 2-1 SI 90+	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

LAUREL LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	09/19/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	129,500
TOTAL MARKET VALUE	2,775
SOH/AGL Deduction	0
ASSESSED VALUE	2,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,775
TOTAL JUST VALUE	129,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,000

ALSO SEE PRCL 17-2N-25-0-0003-0130 @ 45030

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2848/441	2/19/2026	LE	U	I	11	100
GRANTOR: WAGNER PAUL R & CONST						
GRANTEE: HARPER JULIE W						
0471/0299	10/15/1985	WD	U	V		35,000
GRANTOR: HIGGINBOTHAM ORIS W E						
GRANTEE: WAGNER PAUL R & CON						

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	005401	A	TIMBER 1 P	0		OR	0.00	0.00	3.70	AC		1.00	1.00	1.00	750.00	750.00	2,775							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.70	AC		1.00	1.00	1.00	35,000.00	35,000.00	129,500							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 3.70 Total Land Value: 2,775 Market: 129,500 Agricultural: 2,775 Common: 0 PRINTED 07/09/2026 BY SYS