IN OR 13 PG 426

DEPT OF AGRIC-STATE OF FLA
C/O DEP 3900 COMMONWAELTH BLVD
TALLAHASSEE, FL 32399

2026

17-2N-25-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

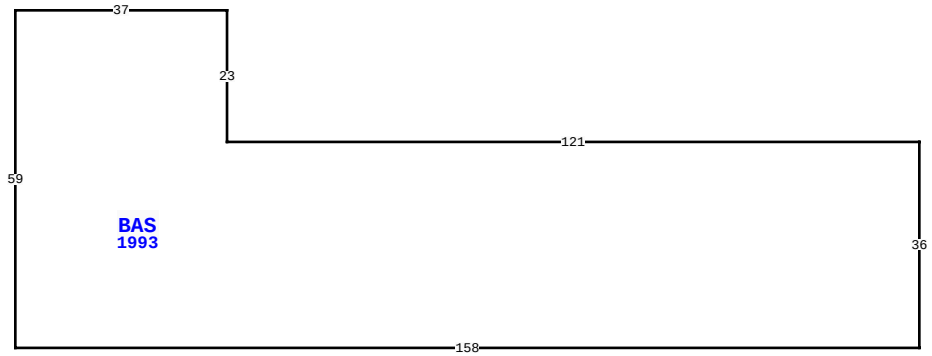
DOR CODE	8700	STATE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,539	100	1993	6,539	54,568
TOTALS	6,539			6,539	54,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	6,539	61.8120	16.69	109,136	1989	1989	0	0	0	50.00	50.00

1 BARNS 0% - 0 Heated Area: 6539 HX Base Yr



543378 US HWY 1, CALLAHAN

BLD DATE	07/22/2020 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		169,755
TOTAL MARKET OB/XF VALUE		51,907
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		386,662
SOH/AGL Deduction		97,997
ASSESSED VALUE		288,665
TOTAL EXEMPTION VALUE	05	288,665
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		386,662
NCON VALUE		82,346
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,373

NORTHEAST FLORIDA FAIRGROUNDS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217732	H/AC	0	11/01/2012
5652	NEW CONSTR	40,000	03/28/1989
4184	NEW CONSTR	212,723	06/17/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W121 N23 W37 S59 E158 N36$.

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	0803	ASPHALT C	1	0	118	25	2,950.00	SF	2.00	2.00	100	1989	1989	3	50	2,950	
2	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	100	1989	1989	3	62	124	
3	0803	ASPHALT C	1	0	75	25	1,875.00	SF	2.00	2.00	100	1989	1989	3	50	1,875	
4	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	1989	1989	3	62	47	
5	0811	CONCRETE B	1	0	0	0	520.00	SF	4.16	4.16	100	1989	1989	3	52	1,125	
6	0940	SHEDS/PORT	1	0	23	6	138.00	SF	18.00	18.00	100	1989	1989	3	20	994	
7	0680	POLE SHED	3	0	105	9	945.00	SF	6.00	6.00	100	2018	2018	3	81	9,185	
9	0803	ASPHALT C	0	0	0	0	1,733.00	SF	2.00	2.00	100	1989	1989	3	50	1,733	
10	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	1989	1989	3	24	135	
11	0812	CONCRETE C	0	0	0	0	6,884.00	SF	4.00	4.00	100	1989	1989	3	52	14,319	

TOTAL OB/XF 32,487

LAND DESCRIPTION

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	008700	C	STATE	0		GPU	0.00	0.00	3.00	AC		1.00	1.00	1.00	55,000.00	55,000.00	165,000							

REVIEW DATE 02/12/2026 BY KWA Total Acres: 3.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS

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C/O DEP 3900 COMMONWAELTH BLVD
TALLAHASSEE, FL 32399

2026

17-2N-25-0000-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 8700 STATE

MAP NUM | MKT AREA 08

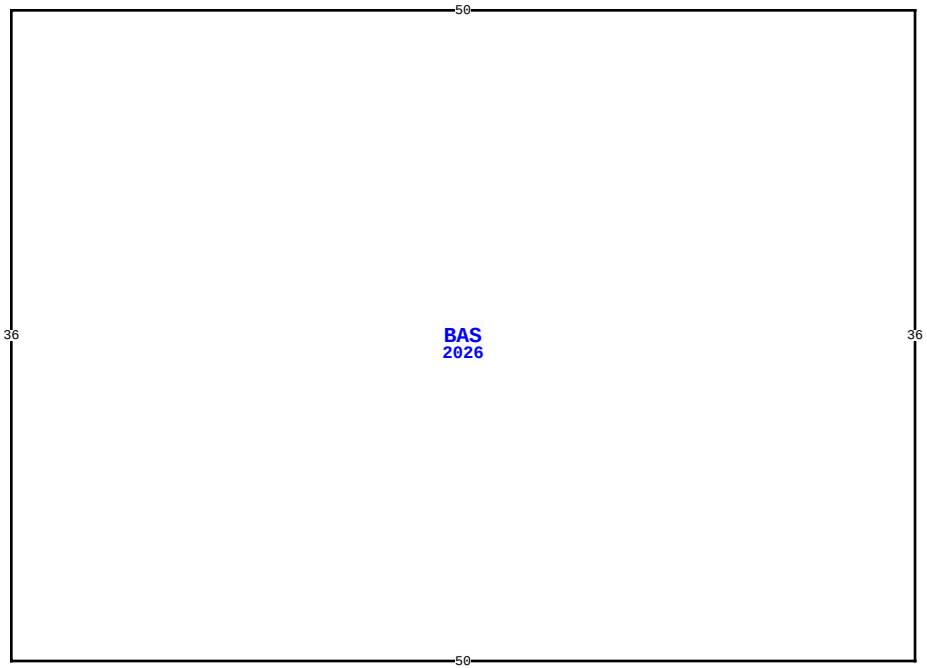
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2026	1,800	10,314
TOTALS	1,800			1,800	10,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4301	06	1,800	25.2000	5.73	10,314	2025	2025	0	0	0	0.00	100.00

2 LMBER SHED 0% - 2026 Heated Area: 1800 HX Base Yr



543378 US HWY 1, CALLAHAN

BLD DATE	07/22/2020 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 6 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		169,755
TOTAL MARKET OB/XF VALUE		51,907
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		386,662
SOH/AGL Deduction		97,997
ASSESSED VALUE		288,665
TOTAL EXEMPTION VALUE	05	288,665
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		386,662
NCON VALUE		82,346
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=1,15] E50 S36 W50 N36 $
.

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
12	0972	ST LGHT UN	0	0	0	0	7.00	UT	1,897.50	1,897.50	100	1989	1989	3	25	3,321	
13	0975	ST LT/ARM	0	0	0	0	10.00	UT	500.00	500.00	100	1989	1989	3	25	1,250	
14	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1989	1989	3	25	389	
15	0424	CL FNC 6'	0	0	0	0	724.00	LF	20.00	20.00	100	1989	1989	3	24	3,475	
16	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	100	1989	1989	3	24	108	
20	0940	SHEDS/PORT	0	0	11	10	110.00	SF	30.00	30.00	100	1989	1989	3	20	660	
21	0423	CL FNC 5'	0	0	0	0	46.00	LF	6.85	6.85	100	1989	1989	3	24	76	
22	0810	CONCRETE A	0	0	16	10	160.00	SF	6.50	6.50	100	1989	1989	3	52	541	
23	0803	ASPHALT C	1	0	600	16	9,600.00	SF	2.00	2.00	100	1990	1990	3	50	9,600	

LAND DESCRIPTION

TOTAL OB/XF 19,420

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

REVIEW DATE 02/12/2026 BY KWA Total Acres: 3.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS

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TALLAHASSEE, FL 32399

2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 8700 STATE

MAP NUM | MKT AREA 08

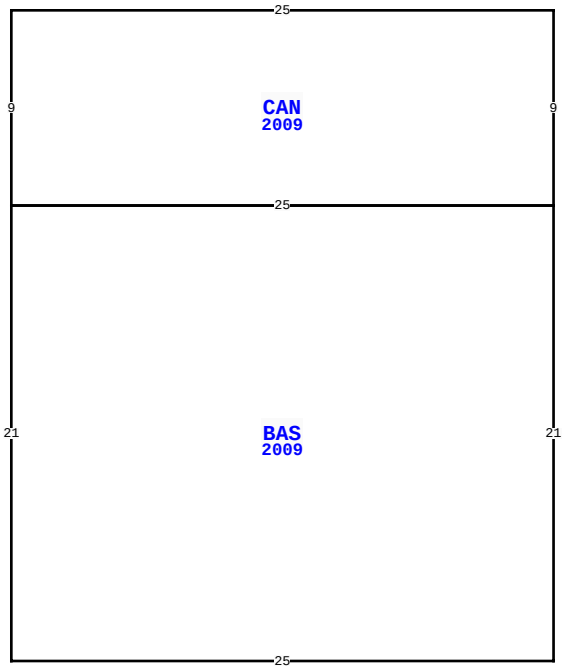
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	525	100	2009	525	9,692
CAN	225	30	2009	68	1,256
TOTALS	750			593	10,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	593	77.7269	36.92	21,894	2009	2009	0	0	0	50.00	50.00

3 PREFAB MTL 0% - 0 Heated Area: 525 HX Base Yr



BLD DATE	07/22/2020 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

543378 US HWY 1, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		169,755
TOTAL MARKET OB/XF VALUE		51,907
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		386,662
SOH/AGL Deduction		97,997
ASSESSED VALUE		288,665
TOTAL EXEMPTION VALUE	05	288,665
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		386,662
NCON VALUE		82,346
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2009] W25 S9 BAS=[YR=2009] S21 E25 N21 W25$ E25 N9$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/12/2026 BY KWA Total Acres: 3.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 8700 STATE

MAP NUM | MKT AREA 08

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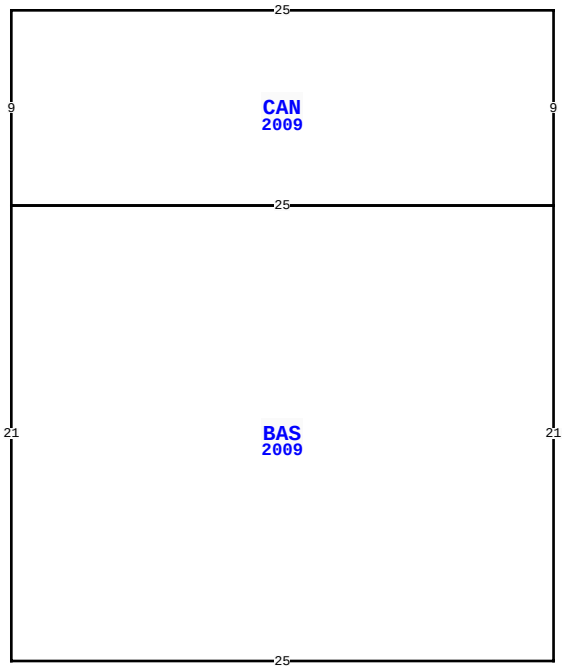
CAN	225	30	2009	68	1,256
TOTALS	750			593	10,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	593	77.7269	36.92	21,894	2009	2009	0	0	0	50.00	50.00

4 PREFAB MTL 0% - 0 Heated Area: 525 HX Base Yr



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543378 US HWY 1, CALLAHAN

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TOTAL EXEMPTION VALUE	05	288,665
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		386,662
NCON VALUE		82,346
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2009] W25 S9 BAS=[YR=2009] S21 E25 N21 W25$ E25 N9$.

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

REVIEW DATE 02/12/2026 BY KWA Total Acres: 3.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

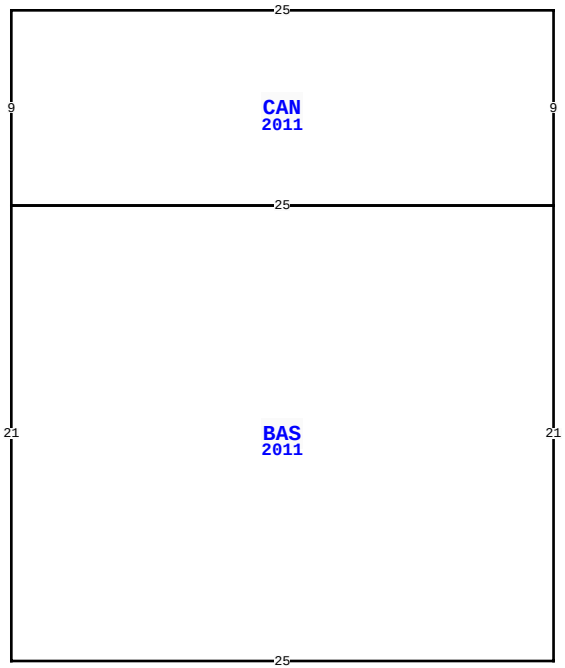
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8700	STATE
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	525	100	2011	525	9,692
CAN	225	30	2011	68	1,256
TOTALS	750			593	10,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	593	77.7269	36.92	21,894	2011	2011	0	0	0	50.00	50.00

5 PREFAB MTL 0% - 0 Heated Area: 525 HX Base Yr



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543378 US HWY 1, CALLAHAN

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Tax Group: 6	Tax Dist:	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2011] W25 S9 BAS=[YR=2011] S21 E25 N21 W25$ E25 N9$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/12/2026 BY KWA Total Acres: 3.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS

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TALLAHASSEE, FL 32399

2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

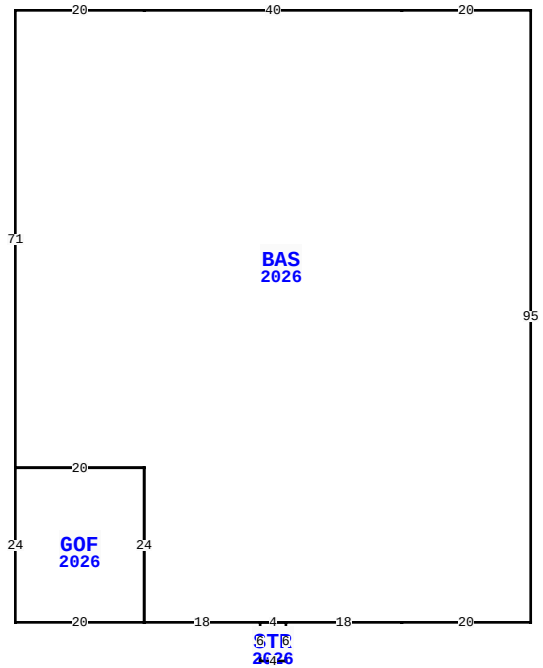
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	8700	STATE
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,120	100	2026	7,120	63,083
GOF	480	210	2026	1,008	8,931
STR	24	10	2026	2	18
TOTALS	7,624			8,130	72,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4301	06	8,130	38.9664	8.86	72,032	2025	2025	0	0	0	0.00	100.00

6 LMBER SHED 0% - 2026 Heated Area: 7600 HX Base Yr



543378 US HWY 1, CALLAHAN

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=20,0] E20 E40 E20 S95 W20 W18 W4 W18 N24 W20 N71 $
GOF=[YR=2026;ORIG=20,71] E20 S24 W20 N24 $
STR=[YR=2026;ORIG=58,95] E4 S6 W4 N6 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/12/2026 BY KWA Total Acres: 3.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS