ALL OF SEC 19-2N-24E
IN OR 1139/1372
(EX PWR LINE ESMT OR 332/153)

WRIGHTS NASSAU COUNTY FAMILY LLC
61957 RIVER RD
CALLAHAN, FL 32011

2026

19-2N-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

OLD ALACHUA TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	10/21/2024 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	1,987,566
TOTAL MARKET VALUE	222,030
SOH/AGL Deduction	0
ASSESSED VALUE	222,030
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,030
TOTAL JUST VALUE	1,987,566
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,923,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1139/1372	5/23/2003	QC	Q	I	01	955,300

GRANTOR: WRIGHT W P & M J

GRANTEE: WRIGHTS NASSAU COUN

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	434.34	AC		1.00	1.00	1.00	395.00	395.00	171,564							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	120.00	AC		1.00	1.00	1.00	170.00	170.00	20,400							
3	009400	C	RIGHT-OF-WAY	0		OR	0.00	0.00	35.66	AC		1.00	1.00	1.00	100.00	100.00	3,566							
4	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	50.00	AC		1.00	1.00	1.00	530.00	530.00	26,500							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	640.00	AC		1.00	1.00	1.00	3,100.00	3,100.00	1,984,000							

REVIEW DATE 05/27/2026 BY MLU Total Acres: 640.00 Total Land Value: 222,030 Market: 1,984,000 Agricultural: 218,464 Common: 3,566 PRINTED 07/09/2026 BY SYS