PT OF SEC 20-2N-24E & PT OF
E1/4 OF SEC 29-2N-24E IN
OR 2087/1179 & PT OF E1/2 OF

ALLIGATOR CREEK FARM LLC
612125 RIVER RD
CALLAHAN, FL 32011

2026

20-2N-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

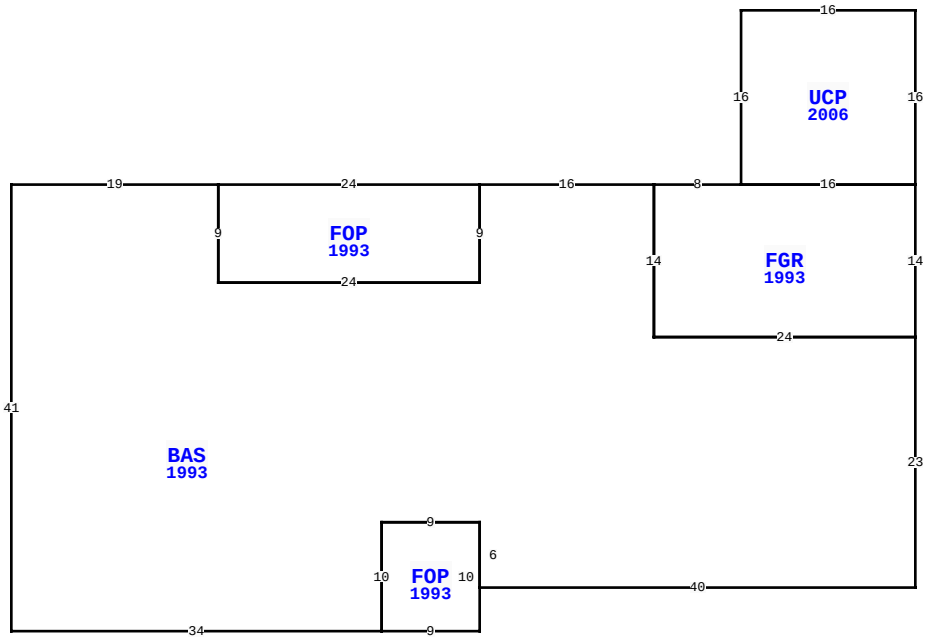
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,601	100	1993	2,601	242,311
FGR	336	55	1993	185	17,235
FOP	90	30	1993	27	2,515
FOP	216	30	1993	65	6,055
UCP	256	20	2006	51	4,751
TOTALS	3,499			2,929	272,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,929	135.4540	142.23	416,592	1976	1976	0	0	0	34.50	65.50

2 SINGLE FAM 0% - 0 Heated Area: 2601 HX Base Yr



25417 WOOLIE B LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026 MLU
INC DATE		AG DATE	01/17/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	272,868
TOTAL MARKET OB/XF VALUE	6,680
TOTAL LAND VALUE - MARKET	4,080,510
TOTAL MARKET VALUE	444,700
SOH/AGL Deduction	0
ASSESSED VALUE	444,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	444,700
TOTAL JUST VALUE	4,360,058
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,751,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2087/1182	11/30/2016	QC	U	I	11	100
GRANTOR: WRIGHT WILLIAM P JR E						
GRANTEE: ALLIGATOR CREEK FAR						
2087/1179	11/30/2016	QC	U	I	11	100
GRANTOR: WRIGHTS NASSAU COUNTY						
GRANTEE: ALLIGATOR CREEK FAR						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2006] W16 S16 FGR=[YR=1993] W8 BAS=[YR=1993] W16 FOP=[YR=1993] W24 S9 E24 N9$ S9 W24 N9 W19 S41 E34 FOP=[YR=1993] E9 N10 W9 S10$ N10 E9 S6 E40 N23 W24 N14$ S14 E24 N14 W16$ E16 N16$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	34	680	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1950	1950	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,680

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	005000	C	AGRICULTURAL	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	395.00	395.00	3,160							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	367.06	AC		1.00	1.00	1.00	370.00	370.00	135,812							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	104.00	AC		1.00	1.00	1.00	170.00	170.00	17,680							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	479.06	AC		1.00	1.00	1.00	8,500.00	8,500.00	4,072,010							

REVIEW DATE 01/01/2023 BY CD Total Acres: 480.06 Total Land Value: 165,152 Market: 4,072,010 Agricultural: 156,652 Common: 8,500 PRINTED 07/09/2026 BY SYS