LOTS 1262 1276 & 1277
(EX OR 2093/830 &OR 2233/1345)
ESMT OR 1521/291

MURPHY JASON E
96650 BLACKROCK RD
YULEE, FL 32097

2026

23-1N-24-2180-1262-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

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

MEADOWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/30/2025 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	264,050
TOTAL MARKET VALUE	24,374
SOH/AGL Deduction	0
ASSESSED VALUE	24,374
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,374
TOTAL JUST VALUE	264,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	386,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M8609	H/AC	0	08/01/2004
MH044413	MH MOVE-ON	0	01/06/2004
MH044421	MH MOVE-ON	0	01/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2840/687	1/09/2026	WD	Q	V	01	325,000
GRANTOR: CAPPS STACEY M						
GRANTEE: MURPHY JASON E						
2825/1278	10/28/2025	TD	U	V	11	100
GRANTOR: CAPPS LIVING TRUST						
GRANTEE: CAPPS STACEY M						

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	009530	C	POND	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	12,500							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	20.80	AC		1.00	1.00	1.00	530.00	530.00	11,024							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	170.00	170.00	850							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	25.80	AC		1.00	1.00	0.75	13,000.00	9,750.00	251,550							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 30.80 Total Land Value: 24,374 Market: 251,550 Agricultural: 11,874 Common: 12,500 PRINTED 07/09/2026 BY SYS