PT OF NW1/4
PT OR 570 PG 423
(EX PARS 14-13 & 14-14)

FLOWERS ANNIE L
276 EDGE PARK TR
ST AUGUSTINE, FL 32086-1921

2026

24-2N-24-0000-0014-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	58,380
TOTAL MARKET VALUE	58,380
SOH/AGL Deduction	0
ASSESSED VALUE	58,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,380
TOTAL JUST VALUE	58,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2872/1146	6/02/2026	QC	U	V	11	0
GRANTOR: FLOWERS MARIA						
GRANTEE: FLOWERS ANNIE						
2786/1043	11/26/2024	FJ	U	V	11	0
GRANTOR: MADISON ANNIE MAE EST						
GRANTEE: FLOWERS MARIA A						

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	000100	C	RES	0	0006	OR	0.00	0.00	4.17	AC		1.00	1.00	0.50	28,000.00	14,000.00	58,380							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 4.17 Total Land Value: 58,380 Market: 0 Agricultural: 0 Common: 58,380 PRINTED 07/09/2026 BY SYS