IN OR 2441/602
ESMT IN OR 2501-1952, OR 2437-17

BLUE BLOOD PROPERTIES/
PO BOX 1145
CALLAHAN, FL 32011

2026

25-2N-23-0000-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5501	TIMBER 2-2 SI 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9003.00		

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

6249 PAULS WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,112
TOTAL LAND VALUE - MARKET	190,000
TOTAL MARKET VALUE	19,262
SOH/AGL Deduction	0
ASSESSED VALUE	19,262
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,262
TOTAL JUST VALUE	204,112
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007634	30X48 STORAGE	0	06/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	2/22/2021	CN	U	V	11	100
GRANTOR: TAYLOR MARK D & BETTY						
GRANTEE: BLUE BLOOD PROPERTI						
9999/9999	2/22/2021	CN	U	V	11	100
GRANTOR: TAYLOR MARK D & BETTY						
GRANTEE: BLUE BLOOD PROPERTI						

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
1	0680	POLE SHED	0	0	48	30	1,440.00	SF	10.00	10.00	100	2025	2024		98	14,112	

LAND DESCRIPTION

TOTAL OB/XF 14,112

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	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	515.00	515.00	5,150							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 06/18/2024 BY WW Total Acres: 10.00 Total Land Value: 5,150 Market: 190,000 Agricultural: 5,150 Common: 0 PRINTED 07/09/2026 BY SYS