PT OF THE NW 1/4 OF
SEC 26-2N-24E IN OR 2186/944

TANNER DONALD GENE JR
35400 TANNER LN
CALLAHAN, FL 32011

2026

26-2N-24-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	65,284
TOTAL LAND VALUE - MARKET	807,180
TOTAL MARKET VALUE	92,771
SOH/AGL Deduction	35,257
ASSESSED VALUE	57,514
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,514
TOTAL JUST VALUE	872,464
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	469,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2186/0944	3/29/2018	TD	U	I	30	130,000

GRANTOR: TANNER DONALD GENE &

GRANTEE: TANNER DONALD GENE

35396 TANNER LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

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	0370	CHICKEN HS	0	0	410	30	12,300.00	SF	0.40	0.40	100	1967	1967	3	20	984	
2	0370	CHICKEN HS	0	0	410	30	12,300.00	SF	0.40	0.40	100	1967	1967	3	20	984	
3	0370	CHICKEN HS	0	0	510	40	20,400.00	SF	0.40	0.40	100	1989	1989	3	20	1,632	
4	0370	CHICKEN HS	0	0	510	40	20,400.00	SF	0.40	0.40	100	1989	1989	3	20	1,632	
5	0681	POLE SHED	0	0	45	30	1,350.00	SF	15.00	15.00	100	1980	1980	3	20	4,050	
6	0510	GARAGE WD-	0	0	50	63	3,150.00	SF	35.00	35.00	100	1960	1960	3	20	22,050	
7	0681	POLE SHED	0	0	0	0	1,512.00	SF	15.00	15.00	100	1960	1960	3	20	4,536	
8	0681	POLE SHED	0	0	96	40	3,840.00	SF	15.00	15.00	100	2000	2000	3	26	14,976	
9	0681	POLE SHED	0	0	72	30	2,160.00	SF	15.00	15.00	100	1990	1990	3	20	6,480	
10	0681	POLE SHED	0	0	20	18	360.00	SF	15.00	15.00	100	1990	1990	3	20	1,080	

TOTAL OB/XF 58,404

LAND DESCRIPTION

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	006005	A	PASTURE - GR	0		OR	0.00	0.00	70.79	AC		1.00	1.00	1.00	370.00	370.00	26,192							
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	2.59	AC		1.00	1.00	1.00	500.00	500.00	1,295							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	73.38	AC		1.00	1.00	1.00	11,000.00	11,000.00	807,180							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 73.38 Total Land Value: 27,487 Market: 807,180 Agricultural: 27,487 Common: 0 PRINTED 07/09/2026 BY SYS

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BUILDING DIMENSIONS

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11	0681	POLE SHED	0	0	26	20	520.00	SF	15.00	15.00	100	1990	1990	3	20	1,560	
12	0510	GARAGE WD-	0	0	38	20	760.00	SF	35.00	35.00	100	1975	1975	3	20	5,320	

LAND DESCRIPTION

TOTAL OB/XF 6,880

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

REVIEW DATE 02/14/2024 BY KBA Total Acres: 73.38 Total Land Value: 27,487 Market: 807,180 Agricultural: 27,487 Common: 0 PRINTED 07/09/2026 BY SYS