OR 14 PG 96 EX 4-1 & 5-1
& 5-3

THOMAS VINNIE EST
C/O GEORGE & BETTY TISON, 35015 KEITH ROAD
CALLAHAN, FL 32011

2026

26-2N-24-0000-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

KEITH 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	6,840
TOTAL LAND VALUE - MARKET	18,400
TOTAL MARKET VALUE	25,240
SOH/AGL Deduction	8,891
ASSESSED VALUE	16,349
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,349
TOTAL JUST VALUE	25,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1940	1940	3	100	6,000	
2	0681	POLE SHED	0	0	14	20	280.00	SF	15.00	15.00	100	1980	1980	3	20	840	

LAND DESCRIPTION

TOTAL OB/XF 6,840

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	0.46	AC		1.00	1.00	1.00	40,000.00	40,000.00	18,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.46 Total Land Value: 18,400 Market: 0 Agricultural: 0 Common: 18,400 PRINTED 07/09/2026 BY SYS