

PT OF SE1/4 IN OR 2791/771
(EX ESMT OR 343/667)
ESMT IN OR 2797/1291

PAVISH THORNE & ALEXIS
450776 OLD DIXIE HWY
CALLAHAN, FL 32011

2026

27-2N-23-0000-0008-0010



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																																																							
CONSTRUCTION						VALUATION SUMMARY												PAGE 1 of 1																																																																							
ELEMENT	CD					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																																																								
																		VALUATION BY																																																																							
																		Tax Group: 6												STANDARD																																																											
																		Tax Dist:																																																																							
																		BUILDING MARKET VALUE												0																																																											
																		TOTAL MARKET OB/XF VALUE												24,000																																																											
																		TOTAL LAND VALUE - MARKET												88,759																																																											
																		TOTAL MARKET VALUE												112,759																																																											
																		SOH/AGL Deduction												0																																																											
																		ASSESSED VALUE												112,759																																																											
																		TOTAL EXEMPTION VALUE												0																																																											
DOR CODE						0001						VAC W/XFOB																																																																													
MAP NUM												MKT AREA						09																																																																							
NEIGHBORHOOD/LOC						9001.00																																																																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE													PERMIT NUM				DESCRIPTION				AMT				ISSUED																																																											
																		C0260004582								04/29/2026																																																															
																		B250010476				NEW RS 505				558,614				09/17/2025																																																											
																		B250006939				NEW RES AC				79,440				06/25/2025																																																											
TOTALS																																																																																									
EXTRA FEATURES						20631 CR 121, HILLIARD												BLD DATE								LGL DATE																																																															
																		XF DATE								LAND DATE				05/12/2026																																																											
																		INC DATE								AG DATE				03/28/2024																																																											
L N	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	60	40	2,400.00	SF	10.00	10.00	100	2026	2025		100	24,000																																																																									
																		BUILDING NOTES																																																																							
																														BUILDING DIMENSIONS																																																											
LAND DESCRIPTION						TOTAL OB/XF												24,000																																																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		OR	0.00	0.00	5.97	AC		1.00	1.00	0.70	21,000.00	14,700.00	87,759																																																																								
2	009605	C	WETLANDS	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	1,000.00	1,000.00	1,000																																																																								
REVIEW DATE 06/17/2026 BY WW																		Total Acres: 6.97												Total Land Value: 88,759												Market: 0												Agricultural: 0												Common: 88,759												PRINTED 07/09/2026 BY SYS											