S1/2 OF NE1/4 NE1/4 OF SE1/4
W1/2 OF SE1/4 (EX 2-1)
PARCELS 2 & 2-2

JMC WORTH COUNTY PROPERTIES LLC
PO BOX 134
CALLAHAN, FL 32011-0134

2026

28-2N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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	500
TOTAL LAND VALUE - MARKET	1,416,610
TOTAL MARKET VALUE	67,289
SOH/AGL Deduction	0
ASSESSED VALUE	67,289
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,289
TOTAL JUST VALUE	1,417,110
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	542,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2666/1422	9/13/2023	WD	U	I	11	100
GRANTOR: COLEMAN J M JR						
GRANTEE: JMC WORTH COUNTY PR						
1696/1520	8/26/2010	WD	U	I	30	100
GRANTOR: COLEMAN J M & FAY S E						
GRANTEE: COLEMAN J M JR						

RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	02/10/2025 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	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	1948	1948	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	133.90	AC		1.00	1.00	1.00	395.00	395.00	52,890							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	31.76	AC		1.00	1.00	1.00	170.00	170.00	5,399							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	165.66	AC		1.00	1.00	1.00	8,500.00	8,500.00	1,408,110							

REVIEW DATE 01/01/2023 BY CD Total Acres: 166.66 Total Land Value: 66,789 Market: 1,408,110 Agricultural: 58,289 Common: 8,500 PRINTED 07/09/2026 BY SYS