PT SECS 28 & 33-3N-25E
IN OR 2773/1296
(EX PT IN OR 2751/1511)

REMIGAYLO ALEKASANDR & NATALYA
6054 MAGELLAN RD
JACKSONVILLE, FL 32222

2026

28-3N-25-0000-0002-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

SAWTOOTH RIDGE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	184,500
TOTAL MARKET VALUE	184,500
SOH/AGL Deduction	43,556
ASSESSED VALUE	140,944
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,944
TOTAL JUST VALUE	184,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250009487	NEW RS 504	676,129	08/22/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2773/1296	11/20/2024	QC	U	V	11	100
GRANTOR: REMIGAYLO ALEKASANDR						
GRANTEE: REMIGAYLO ALEKASAND						
2676/7	10/25/2023	WD	Q	V	01	480,000
GRANTOR: BURNS ANDREW LAMAR &						
GRANTEE: REMIGAYLO ALEKASAND						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0007	OR			7.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	175,000							
2	009605	C	WETLANDS	0		OR			9.50	AC		1.00	1.00	1.00	1,000.00	1,000.00	9,500							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 16.50 Total Land Value: 184,500 Market: 0 Agricultural: 0 Common: 184,500 PRINTED 07/09/2026 BY SYS