PT GOVT LOTS 2 & 5 OF
SEC 29-2N-25E
PT OR 2763/1883 AS TO PAR 3

HUGGINS BRYCE
542462 LEM TURNER RD
CALLAHAN, FL 32011

2026

29-2N-25-0000-0006-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

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

LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/09/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,870
TOTAL MARKET VALUE	4,870
SOH/AGL Deduction	0
ASSESSED VALUE	4,870
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,870
TOTAL JUST VALUE	4,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/1883	1/17/2025	WD	Q	I	05	250,000
GRANTOR: MOORE BARBARA J						
GRANTEE: HUGGINS BRYCE						
1436/0893	8/11/2006	PR	Q	V	01	100
GRANTOR: DAWSON CARL D P/R						
GRANTEE: MOORE BARBARA J ETA						

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	009630	C	SWAMP	0		RM -	C 0.00	0.00	9.74	AC		1.00	1.00	1.00	500.00	500.00	4,870							

REVIEW DATE 05/13/2026 BY MLU Total Acres: 9.74 Total Land Value: 4,870 Market: 0 Agricultural: 0 Common: 4,870 PRINTED 07/09/2026 BY SYS