BLK B PT LOTS 4 THRU 9 & PT OF
NW1/4 OF SEC 29-2N-25E IN
OR 696/344 (EX R/W & EX PT OF

EICHHOLZ WAYNE A
PO BOX 1444
HILLIARD, FL 32046-1444

2026

29-2N-25-0000-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

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

US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	82,268
TOTAL MARKET VALUE	82,268
SOH/AGL Deduction	53,038
ASSESSED VALUE	29,230
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,230
TOTAL JUST VALUE	82,268
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0805052	REPAIR/RRF	2,300	05/14/2008
1972	OTHER	1,500	06/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0696/0344	1/11/1994	WD	Q	V		5,000
GRANTOR: HARRELL ALICE E						
GRANTEE: EICHHOLZ WAYNE A						
0610/0714	10/23/1990	QC	Q	I	01	100
GRANTOR: MANWARING ALICE E						
GRANTEE: HARRELL ALICE E						

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	001000	C	COMMERCIAL	0		INTNS			31,700.00	SF		1.00	1.00	0.21	12.25	2.57	81,548							
2	009605	C	WETLANDS	0		INTNS			1.44	AC		1.00	1.00	1.00	500.00	500.00	720							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.17 Total Land Value: 82,268 Market: 0 Agricultural: 0 Common: 82,268 PRINTED 07/09/2026 BY SYS