IN OR 1540/456

TOWN OF CALLAHAN
PO BOX 5016
CALLAHAN, FL 32011-5016

2026

29-2N-25-0000-0056-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
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

FIFTH AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		11,500
TOTAL MARKET VALUE		11,500
SOH/AGL Deduction		0
ASSESSED VALUE		11,500
TOTAL EXEMPTION VALUE	04	11,500
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		11,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		11,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/0456	12/11/2007	WD	Q	V	03	75,000
GRANTOR: MITCHELL FRANCES L &						
GRANTEE: TOWN OF CALLAHAN						
1505/1402	6/14/2007	QC	U	V	07	100
GRANTOR: MITCHELL FRANCES L						
GRANTEE: YOUMAN FELECIA M &						

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	008900	C	MUNICIPAL	0		PBLC	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,500.00	11,500.00	11,500							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 1.00 Total Land Value: 11,500 Market: 0 Agricultural: 0 Common: 11,500 PRINTED 07/09/2026 BY SYS