BLK 1 PT OF LOT 6 IN
OR 564/147
JEHU BOOTHE SURVEY PBK 1/29

THOMPSON DORIS DEBRA & ADRIEL
540111 US HWY 1
CALLAHAN, FL 32011

2026

29-2N-25-3120-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
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

542393 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 DC
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	117,728
TOTAL MARKET VALUE	117,728
SOH/AGL Deduction	37,352
ASSESSED VALUE	80,376
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,376
TOTAL JUST VALUE	117,728
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2812	NEW CONSTR	2,000	07/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1986/0960	4/24/2015	SW	P	V	98	338,900
GRANTOR: WINDSTREAM FLORIDA LL						
GRANTEE: CSL FLORIDA SYSTEM						
0564/0147	2/27/1989	WD	Q	I	01	100
GRANTOR: THOMPSON DORIS DEBRA						
GRANTEE: THOMPSON DORIS DEBR						

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	001001	C	V CM/XFOBT	0		CH	159.00	90.00	14,270.00	SF		1.00	1.00	1.00	8.25	8.25	117,728							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.00 Total Land Value: 117,728 Market: 0 Agricultural: 0 Common: 117,728 PRINTED 07/09/2026 BY SYS