IN OR 777 PG 1602

ASPINWALL DONALD R/THOMAS SHERRY L
P O BOX 1717
CALLAHAN, FL 32011

2026

30-2N-24-0000-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	02/10/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,100,000
TOTAL MARKET VALUE	31,575
SOH/AGL Deduction	0
ASSESSED VALUE	31,575
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,575
TOTAL JUST VALUE	1,100,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	550,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0777/1602	11/26/1996	WD	Q	V		200,000

GRANTOR: TANNER DONALD & BETTY

GRANTEE: ASPINWALL DONALD &

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	43.00	AC		1.00	1.00	1.00	395.00	395.00	16,985							
2	005970	A	AGRICULTURAL	0		OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	70.00	70.00	770							
3	006005	A	PASTURE - GR	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	370.00	370.00	11,100							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	170.00	170.00	2,720							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	100.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	1,100,000							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 100.00 Total Land Value: 31,575 Market: 1,100,000 Agricultural: 31,575 Common: 0 PRINTED 07/09/2026 BY SYS