IN OR 1896/83
ESMT IN OR 2786/471

APK 3 LLC
PO BOX 97
CALLAHAN, FL 32011-0097

2026

30-2N-25-0000-0001-0050

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

OGILVIE ST, 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	93,600
TOTAL MARKET VALUE	93,600
SOH/AGL Deduction	37,768
ASSESSED VALUE	55,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,832
TOTAL JUST VALUE	93,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1896/0083	12/29/2013	TD	U	V	11	100
GRANTOR: HAGAN ANN & PATRICIA						
GRANTEE: APK 3 LLC						
1606/0271	2/17/2009	QC	U	I	30	100
GRANTOR: BRANDIES LUCILLE M TR						
GRANTEE: BRANDIES LUCILLE 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	001000	C	COMMERCIAL	0		CG -	C 0.00	0.00	83,200.00	SF		1.00	0.30	0.30	3.75	1.13	93,600							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 1.91 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 07/09/2026 BY SYS