PT OF E1/4 OF SEC 30-2N-25E
BEING ONLY PT LYING BETWEEN
DIXIE AVE & BRANDIES AVE &

CSX TRANSPORTATION INC
ATTN: TAX DEPARTMENT, 500 WATER STREET (C910)
JACKSONVILLE, FL 32202

2026

30-2N-25-0000-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
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

BRANDIES AVE, CALLAHAN

BLD DATE		LGL DATE	05/09/2025 DC
XF DATE		LAND DATE	
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	219,555
TOTAL MARKET VALUE	219,555
SOH/AGL Deduction	187,930
ASSESSED VALUE	31,625
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,625
TOTAL JUST VALUE	219,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1949	DEMOLITION	0	04/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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	009110	C	RAILROAD	0		CG -	C 0.00	0.00	62,730.00	SF		1.00	1.00	1.00	3.50	3.50	219,555							

REVIEW DATE 05/09/2025 BY DC Total Acres: 0.00 Total Land Value: 219,555 Market: 0 Agricultural: 0 Common: 219,555 PRINTED 07/09/2026 BY SYS