NW1/4 OF NW1/4 EX 21-1
PT OR 1760/1040

HARRIS FRANK L REV TRUST/HARRIS FRANK L TRUSTEE
450291 OLD DIXIE HWY
CALLAHAN, FL 32011

2026

30-2N-25-0000-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

BY PASS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	09/19/2025 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	436,040
TOTAL MARKET VALUE	16,689
SOH/AGL Deduction	0
ASSESSED VALUE	16,689
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,689
TOTAL JUST VALUE	436,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1760/1040	4/11/2011	QC	U	V	11	100
GRANTOR: HARRIS FRANK LEWIS						
GRANTEE: HARRIS FRANK L TRUS						
0676/0322	3/01/1993	WD	Q	V	01	100
GRANTOR: HARRIS DAISY						
GRANTEE: HARRY FRANK LEWIS						

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	27.64	AC		1.00	1.00	1.00	530.00	530.00	14,649							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	170.00	170.00	2,040							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	39.64	AC		1.00	1.00	1.00	11,000.00	11,000.00	436,040							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 39.64 Total Land Value: 16,689 Market: 436,040 Agricultural: 16,689 Common: 0 PRINTED 07/09/2026 BY SYS