PT GOVT LOT 2 SEC 32-4N-24E
IN OR 2809/1875
UTIL ESMT IN OR 2440-1393

BENNETTS PROPERTY SERVICES INC
542030 US HWY 1
CALLAHAN, FL 32011

2026

32-4N-24-0000-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	10/27/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,400
TOTAL MARKET VALUE	399
SOH/AGL Deduction	0
ASSESSED VALUE	399
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	399
TOTAL JUST VALUE	40,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2809/1875	8/18/2025	QC	U	V	11	100
GRANTOR: BENNETTS PROPERTY SER						
GRANTEE: BENNETTS PROPERTY S						
2560/0593	5/02/2022	WD	Q	V	05	632,700
GRANTOR: BY FRANKLIN PROPERTIE						
GRANTEE: BENNETTS PROPERTY S						

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	1.01	AC		1.00	1.00	1.00	395.00	395.00	399							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,400							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 1.01 Total Land Value: 399 Market: 40,400 Agricultural: 399 Common: 0 PRINTED 07/09/2026 BY SYS