PT GOVT LOT 3 OF SEC 35-3N-25E
IN OR 2697/1974

COLSEN KEN DOLVIN & LINDA KAREN
43396 FREEDOM DR
CALLAHAN, FL 32011

2026

35-3N-25-0000-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

TROTTER LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	02/10/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	22,800
TOTAL LAND VALUE - MARKET	241,630
TOTAL MARKET VALUE	107,442
SOH/AGL Deduction	0
ASSESSED VALUE	107,442
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,442
TOTAL JUST VALUE	264,430
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	344,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2217131	2	0	11/01/2022
B2217132	XFOB	0	11/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/1974	3/01/2024	WD	Q	I	01	375,000
GRANTOR: DAVIS ANDREW CARL & B						
GRANTEE: COLSEN KEN DOLVIN &						
2538/0767	2/11/2022	WD	Q	V	01	275,000
GRANTOR: MAYR JEFFREY JOHN						
GRANTEE: DAVIS ANDREW CARL &						

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
1	0680	POLE SHED	0	0	60	40	2,400.00	SF	10.00	10.00	100	2024	2023	03	95	22,800	

LAND DESCRIPTION

TOTAL OB/XF 22,800

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	5.50	AC		1.00	1.00	1.00	14,600.00	14,600.00	80,300							
2	005501	A	TIMBER 2 P S	0	0005	OR	0.00	0.00	8.15	AC		1.00	1.00	1.00	515.00	515.00	4,197							
3	005900	A	TIMBER WETLA	0		OR	0.00	0.00	2.90	AC		1.00	1.00	1.00	50.00	50.00	145							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.05	AC		1.00	1.00	1.00	14,600.00	14,600.00	161,330							

REVIEW DATE 08/22/2023 BY KW Total Acres: 16.55 Total Land Value: 84,642 Market: 161,330 Agricultural: 4,342 Common: 80,300 PRINTED 07/09/2026 BY SYS