PT OF LOT 3
IN OR 1938/764
FLA LAND SYNDICATE SUB PB 0/42

TASSO EMANUEL A EST
540283 US HWY 1
CALLAHAN, FL 32011

**2026**

**37-1N-25-2940-0003-0050**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

US HWY 1, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 17,500 |
| TOTAL MARKET VALUE | 17,500 |
| SOH/AGL Deduction | 7,268 |
| ASSESSED VALUE | 10,232 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,232 |
| TOTAL JUST VALUE | 17,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 15,750 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1938/0764 | 9/19/2014 | SW | U | V | 11 | 100 |
| GRANTOR: TASSO EDDA | | | | | | |
| GRANTEE: TASSO EDDA C & EMAN | | | | | | |
| 0513/1028 | 9/01/1986 | PR | U | V | | 100 |
| GRANTOR: TASSO EDDA AS PR OF C | | | | | | |
| GRANTEE: TASSO EDDA CAPPAREL | | | | | | |

### 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 | 000100 | C | RES | 0 | | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 0.35 | 50,000.00 | 17,500.00 | 17,500 | | | | | | | |

REVIEW DATE 05/07/2026 BY MLU Total Acres: 1.00 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 07/09/2026 BY SYS