

PT OF LOTS 5 & 15
IN OR 2406/559
FLA LAND SYNDICATE PBK 0/42

AGUILAR JOSE L
5212 BEACON RD
PALMETTO, FL 34221

2026

37-1N-25-2940-0005-0080



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6											
																		VALUATION BY STANDARD											
																		Tax Group: 6 Tax Dist:											
																		BUILDING MARKET VALUE 0											
																		TOTAL MARKET OB/XF VALUE 12,000											
																		TOTAL LAND VALUE - MARKET 16,000											
																		TOTAL MARKET VALUE 28,000											
																		SOH/AGL Deduction 3,375											
																		ASSESSED VALUE 24,625											
																		TOTAL EXEMPTION VALUE 0											
																		BASE TAXABLE VALUE 24,625											
TOTAL JUST VALUE 28,000																													
NCON VALUE 0																													
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE 26,400																													
DOR CODE 0001 VAC W/XFOB																													
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																													
EXTRA FEATURES						540363 US HWY 1, CALLAHAN												BLD DATE LGL DATE 05/07/2026 MLU											
L N	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	0937	WELL	0 0	0 0	1.00	UT	6,000.00	6,000.00	100	1973	1973	3	100	6,000															
2	0936	SEPTC TANK	0 0	0 0	1.00	UT	6,000.00	6,000.00	100	1973	1973	3	100	6,000															
																	SALES DATA												
																	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE						
																	2406/0559	10/29/2020	WD	Q	I	01	16,000						
																	GRANTOR: PEEK JENETTE												
																	GRANTEE: AGUILAR JOSE L												
																	2406/0557	10/27/2020	WD	U	I	11	100						
																	GRANTOR: PEEK WENDY L												
																	GRANTEE: PEEK JENETTE												
																	BUILDING NOTES												
																	BUILDING DIMENSIONS												
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0004	OR	0.00	0.00	0.32	AC		1.00	1.00	1.00	50,000.00	50,000.00	16,000												
																	TOTAL OB/XF 12,000												
																	REVIEW DATE 02/27/2025 BY TWA												
																	Total Acres: 0.32												
																	Total Land Value: 16,000												
																	Market: 0												
																	Agricultural: 0												
																	Common: 16,000												
																	PRINTED 07/09/2026 BY SYS												