LOT Y
IN OR 2868/215
NASSAU VILLAGE 5 UNR

MCNEESE DONALD R & WINNIFRED P/
54476 JONAS DRIVE
CALLAHAN, FL 32011

2026

37-1N-25-299E-000Y-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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

LEM TURNER, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	132,300
TOTAL MARKET VALUE	132,300
SOH/AGL Deduction	83,985
ASSESSED VALUE	48,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,315
TOTAL JUST VALUE	132,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3454	N/A	31,275	07/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2868/215	5/13/2026	LE	U	V	11	100
GRANTOR: MCNEESE DONALD R & WI						
GRANTEE: MCNEESE DONALD MATT						
0287/0354	3/01/1979	WD	Q	V		10,000
GRANTOR: SHEFFIELD WILLIAM F						
GRANTEE: MCNEESE DONALD R &						

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	001000	C	COMMERCIAL	0		CN	210.00	210.00	44,100.00	SF		1.00	1.00	1.00	3.00	3.00	132,300							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.01 Total Land Value: 132,300 Market: 0 Agricultural: 0 Common: 132,300 PRINTED 07/09/2026 BY SYS