PT OR 1175/1302

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2026

43-2N-27-0000-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

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

AVANT RD, YULEE

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		2,700
TOTAL MARKET VALUE		2,700
SOH/AGL Deduction		2,667
ASSESSED VALUE		33
TOTAL EXEMPTION VALUE	03	33
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		30

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1175/1302	9/26/2003	QC	Q	V	06	100

GRANTOR: CALLIS JULIE & RON

GRANTEE: NASSAU COUNTY OF OF

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	008600	C	COUNTY	0	0006	OR	0.00	0.00	0.03	AC		1.00	1.00	1.00	90,000.00	90,000.00	2,700							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 0.03 Total Land Value: 2,700 Market: 0 Agricultural: 0 Common: 2,700 PRINTED 07/09/2026 BY SYS