PT LOTS 6 & 9 IN OR 234/314
BEING ONLY PT LYING WITHIN
625FT OF E LINE OF LANDS IN

DIXON SUSAN MARIE
54001 SKATE BOARD PLACE
CALLAHAN, FL 32011

2026

46-2N-25-0000-0010-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

54327 SKATE BOARD PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	10/22/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	203,600
TOTAL MARKET VALUE	4,431
SOH/AGL Deduction	0
ASSESSED VALUE	4,431
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,431
TOTAL JUST VALUE	203,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0234/0314	12/30/1976	WD	U	I		63,000
GRANTOR: WILLIAMS PEARL						
GRANTEE: BARNES DANNY & SUSA						
0185/0580	7/16/1974	WD	Q	V		120,000
GRANTOR: BRANDIES THOMAS M & S						
GRANTEE: WILLIAMS PEARL						

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	7.50	AC		1.00	1.00	1.00	530.00	530.00	3,975							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.68	AC		1.00	1.00	1.00	170.00	170.00	456							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.18	AC		1.00	1.00	1.00	20,000.00	20,000.00	203,600							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 10.18 Total Land Value: 4,431 Market: 203,600 Agricultural: 4,431 Common: 0 PRINTED 07/09/2026 BY SYS