PT LOT 1 PT OR 2227/249
BEING PARCEL 3 (EX ESMT
PT OR 1388/1408)

BENNETTS PROPERTY SERVICES INC
PO BOX 8918
JACKSONVILLE, FL 32239

2026

49-2N-25-4100-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

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

45190 CLEMMONS RD, 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: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	94,830
TOTAL MARKET VALUE	95,330
SOH/AGL Deduction	0
ASSESSED VALUE	95,330
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,330
TOTAL JUST VALUE	95,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2227/0249	9/28/2018	SW	U	V	37	200,000
GRANTOR: WINN-DIXIE PROPERTIES						
GRANTEE: BENNETTS PROPERTY S						
1461/0452	11/27/2006	WD	Q	I	02	100
GRANTOR: WINN-DIXIE STORES INC						
GRANTEE: WINN-DIXIE PROPERTI						

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
1	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	1951	1951	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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		RM -	C 0.00	0.00	63,220.00	SF		1.00	1.00	1.00	1.50	1.50	94,830							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 94,830 Market: 0 Agricultural: 0 Common: 94,830 PRINTED 07/09/2026 BY SYS