PT OF GOVT LOT 1
PT OR 2227/249
BEING PARCEL 1

BENNETTS PROPERTY SERVICES INC
PO BOX 8918
JACKSONVILLE, FL 32239

2026

49-2N-25-4100-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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

US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/04/2021 KK
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,194
TOTAL MARKET VALUE	12,194
SOH/AGL Deduction	8,369
ASSESSED VALUE	3,825
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,825
TOTAL JUST VALUE	12,194
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E10464	NEW CONSTR	0	11/01/2002
SU0216	SIGNS	30,000	08/21/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2336/0503	1/30/2020	QC	U	V	11	100
GRANTOR: ARMSTRONG RICKEY & MA						
GRANTEE: BENNETTS PROPERTY S						
2227/0249	9/28/2018	SW	U	V	37	200,000
GRANTOR: WINN-DIXIE PROPERTIES						
GRANTEE: BENNETTS PROPERTY S						

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	009101	C	TOWER SITE	0		CH	0.00	0.00	1,742.00	SF		1.00	1.00	1.00	7.00	7.00	12,194							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 12,194 Market: 0 Agricultural: 0 Common: 12,194 PRINTED 07/09/2026 BY SYS