E'LY 38 FT OF LOT 16 &
W'LY 31 FT OF LOT 17
MCARTHUR SUB PB 3/16

WILLIAMS ELIZABETH
56158 HAYLIE LANE
CALLAHAN, FL 32011

2026

49-2N-25-4140-0016-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	46,920
TOTAL MARKET VALUE	46,920
SOH/AGL Deduction	31,519
ASSESSED VALUE	15,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,401
TOTAL JUST VALUE	46,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
9999/9999	10/23/2014	CN	U	I	38	18,000

GRANTOR: RREF SNV II-FL LLC

GRANTEE: WILLIAMS ELIZABETH

45158 BROWN ST, CALLAHAN

BLD DATE		LGL DATE	04/10/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	000100	C	RES	0		RL	69.00	171.00	69.00	FF		1.00	1.00	1.00	680.00	680.00	46,920							

REVIEW DATE 04/10/2026 BY MLU Total Acres: 0.00 Total Land Value: 46,920 Market: 0 Agricultural: 0 Common: 46,920 PRINTED 07/09/2026 BY SYS