PT SEC 51-2N-25E
IN OR 2781/229 AS TO PAR 1

BENNETT JUDSON B
PO BOX 873
CALLAHAN, FL 32011

2026

51-2N-25-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	1290.100		

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

542801 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 DC
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	103,651
TOTAL MARKET VALUE	103,651
SOH/AGL Deduction	0
ASSESSED VALUE	103,651
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,651
TOTAL JUST VALUE	103,651
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2781/229	4/10/2025	WD	Q	V	05	1,250,000
GRANTOR: NEW HORIZONE LLC						
GRANTEE: BENNETT JUDSON B						
2562/1882	5/06/2022	WD	Q	V	05	599,000
GRANTOR: P C ENTERPRISES						
GRANTEE: NEW HORIZONE LLC						

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	001000	C	COMMERCIAL	0		CI			19,743.00	SF		1.00	1.00	1.00	5.25	5.25	103,651							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.45 Total Land Value: 103,651 Market: 0 Agricultural: 0 Common: 103,651 PRINTED 07/09/2026 BY SYS