PT SEC 51-2N-25E
IN OR 2630/495

NELSON-PERKINS MARTHA Y
PO BOX 1472
CALLAHAN, FL 32011

2026

51-2N-25-0000-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

THOMAS ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	31,725
TOTAL MARKET VALUE	31,725
SOH/AGL Deduction	4,853
ASSESSED VALUE	26,872
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,872
TOTAL JUST VALUE	31,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/495	4/06/2023	WD	U	V	18	6,800
GRANTOR: NASSAU COUNTY BOCC						
GRANTEE: NELSON-PERKINS MART						
1898/0167	1/14/2014	TX	U	V	11	100
GRANTOR: CLERK OF COURT						
GRANTEE: NASSAU COUNTY BOCC						

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		RM	0.00	0.00	0.85	AC		1.00	1.00	0.75	50,000.00	37,500.00	31,725							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 0.85 Total Land Value: 31,725 Market: 0 Agricultural: 0 Common: 31,725 PRINTED 07/09/2026 BY SYS