LOTS 1,2,3,4,5,28,29 & PT OF
F P SANCHEZ GRANT
SEC 51-2N-25E IN OR 1025/43

STATE OF FLORIDA DOT
1109 SOUTH MARION AVENUE
LAKE CITY, FL 32025-5874

2026

51-2N-25-4170-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8700	STATE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8019.00		

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

5147 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		127,750
TOTAL MARKET VALUE		127,750
SOH/AGL Deduction		87,670
ASSESSED VALUE		40,080
TOTAL EXEMPTION VALUE	05	40,080
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		127,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1025/0043	11/21/2001	MS	Q	V	03	100
GRANTOR: MEEKS HARRIS F & MART						
GRANTEE: DOT/STATE OF FLORID						
0087/0491	1/01/1968	TA	U	I		11,000
GRANTOR:						
GRANTEE:						

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	008700	C	STATE	0		RM	0.00	0.00	3.65	AC		1.00	1.00	1.00	35,000.00	35,000.00	127,750							

REVIEW DATE 05/20/2026 BY MLU Total Acres: 3.65 Total Land Value: 127,750 Market: 0 Agricultural: 0 Common: 127,750 PRINTED 07/09/2026 BY SYS