LOT 79
J P PAGE SUB PB 3/20

WILLIAMS TOMMY D/WILLIAMS TIMOTHY T
41 E 16TH STREET APT 2
JACKSONVILLE, FL 32206

2026

51-2N-25-4170-0079-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

45041 MARVIN ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2026 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	25,500
TOTAL MARKET VALUE	25,500
SOH/AGL Deduction	13,350
ASSESSED VALUE	12,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,150
TOTAL JUST VALUE	25,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	11,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260004609	BLDG DEMO	600	04/29/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2835/1734	12/12/2025	FJ	U	I	11	100
GRANTOR: REED KASIE WILLIAMS E						
GRANTEE: REED DAVID A JR						
2800/1646	6/27/2025	QC	U	I	11	100
GRANTOR: WILLIAMS TRUMEL						
GRANTEE: WILLIAMS TOMMY D						

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	0006	RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	25,500.00	25,500.00	25,500							

REVIEW DATE 06/03/2026 BY TW Total Acres: 0.00 Total Land Value: 25,500 Market: 0 Agricultural: 0 Common: 25,500 PRINTED 07/09/2026 BY SYS