

PT TRACT B
IN OR 2703/648
OPEN SPACE

DIXIE AVENUE LAND TRUST #45972/ESQUIRE TRUSTEE SER
1919 BLANDING BLVD
JACKSONVILLE, FL 32210

2026

51-2N-25-4175-00TB-0010



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																	
																VALUATION BY																			
																Tax Group: 1										Tax Dist:									
																BUILDING MARKET VALUE										0									
																TOTAL MARKET OB/XF VALUE										0									
																TOTAL LAND VALUE - MARKET										300									
																TOTAL MARKET VALUE										300									
																SOH/AGL Deduction										0									
																ASSESSED VALUE										300									
																TOTAL EXEMPTION VALUE										0									
																BASE TAXABLE VALUE										300									
																TOTAL JUST VALUE																			
																NCON VALUE										0									
																INCOME VALUE																			
																PREVIOUS YEAR MKT VALUE										300									
																PERMIT NUM										DESCRIPTION									
																AMT										ISSUED									
																SALES DATA																			
																OFF RECORD Number										DATE									
																2703/648										3/25/2024									
																GRANTOR: CALLAHAN CROSSING LLC										WD U V 37									
GRANTEE: DIXIE AVENUE LAND T										5,000																									
TOTALS						RED BRICK DR, CALLAHAN										BLD DATE																			
EXTRA FEATURES																LGL DATE																			
L N						OB/XF CODE										LAND DATE																			
DESCRIPTION						BLD CAP										AG DATE																			
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																			
L N						USE CODE										CLS																			
LAND USE DESCRIPTION						CAP										R D																			
1 000010						C										OPEN SPACE																			
0						RM - C 0.00										0.00																			
0.30						AC										1.00																			
1.00						1.00										1.00																			
1,000.00						1,000.00										300																			
OTHER ADJUSTMENTS AND NOTES						YEAR										DENSITY																			
DECL						FRZ										YR																			
CONSRV																																			
REVIEW DATE						04/15/2024										BY																			
TWA						Total Acres: 0.30										Total Land Value: 300																			
Market: 0						Agricultural: 0										Common: 300																			
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