



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	OWNER OCC 100

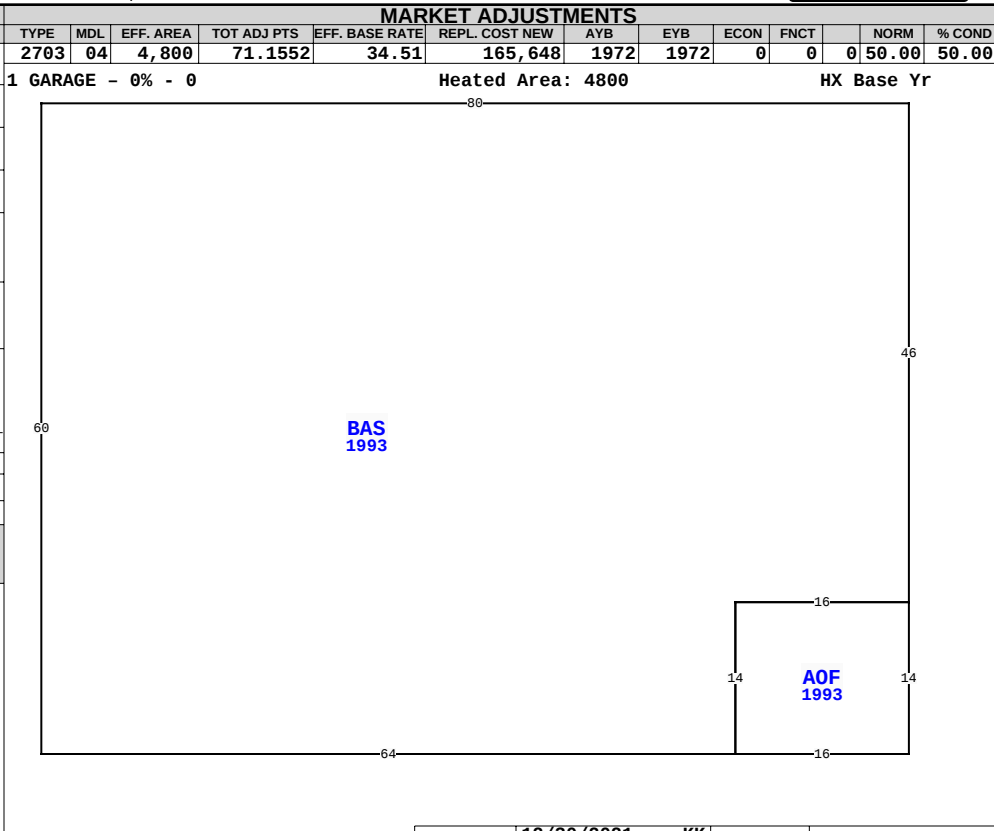
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	224	100	224	3,865
BAS	4,576	100	4,576	78,959

TOTALS	4,800		4,800	82,824
--------	-------	--	-------	--------

L N	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
1	0812	CONCRETE C	0	0	0	9,200.00	SF	4.00	4.00	100	1980	1980	3	35	12,880	
2	6001	ROLLUP DR	0	0	0	4.00	UT	400.00	400.00	100	1972	1972	3	20	320	
3	0418	EXHST FAN	0	0	0	1.00	UT	400.00	400.00	100	1972	1972	3	20	80	
5	0978	SECURTY LT	0	0	0	2.00	UT	450.00	450.00	100	1980	1980	3	20	180	
6	0971	ST LGHT OV	0	0	0	3.00	UT	1,555.00	1,555.00	100	2000	2000	3	55	2,566	
7	0803	ASPHALT C	0	0	0	1,680.00	SF	2.00	2.00	100	2003	2003	3	54	1,814	
8	0422	CL FNC 4'	0	0	0	387.00	LF	15.00	15.00	100	2003	2003	3	64	3,715	

LAND DESCRIPTION			TOTAL OB/XF 21,555													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	002500	C	SRVC SHOPS	0	0004	CG	0.00	0.00	3.50	AC		1.00	1.00	1.00	40,000.00	40,000.00



451573 SR 200, CALLAHAN	BLD DATE 12/30/2021 KK	LGL DATE 12/30/2021 KK	12/30/2021 KK
	XF DATE 12/30/2021 KK	LAND DATE	
	INC DATE	AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY		DIRECT_CAP	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		0	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		356,714	
SOH/AGL Deduction		0	
ASSESSED VALUE		356,714	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		356,714	
TOTAL JUST VALUE		356,714	
NCON VALUE		0	
INCOME VALUE		356,714	
PREVIOUS YEAR MKT VALUE		356,704	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2009401	REPAIR/RRF	860	10/07/2020
20003985	ROOF	6,000	05/27/2020
19006262	ROOF	6,200	07/23/2019
R1615190	ROOF	18,000	08/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2508/0809	10/26/2021	WD	U	I	30
GRANTOR: ARCTIC AIR OF NORTHER					SALE PRICE 306,000
GRANTEE: LATHROP ENTERPRISES					
2354/1294	4/17/2020	WD	Q	I	01
GRANTOR: ZAIDI ZAHID HUSSAIN &					425,000
GRANTEE: ARCTIC AIR NORTHERN					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W80 S60 E64 AOF=[YR=1993] E16 N14 W16 S14\$ N14 E16 N46\$.	

LATHROP ENTERPRISES LLC
451688 SR 200
CALLAHAN, FL 32011

05-2N-26-0000-0003-0020

[illegible]

LATHROP ENTERPRISES LLC
451688 SR 200
CALLAHAN, FL 32011

05-2N-26-0000-0003-0020

[illegible]