IN OR 2151/337
EX R/W CASE #2002-CA96

VALLENCOURT CONSTRUCTION INC
PO BOX 1889
GREEN COVE SPRINGS, FL 32043

2023

05-2N-26-0000-0004-0030

BUILDING CHARACTERISTICS

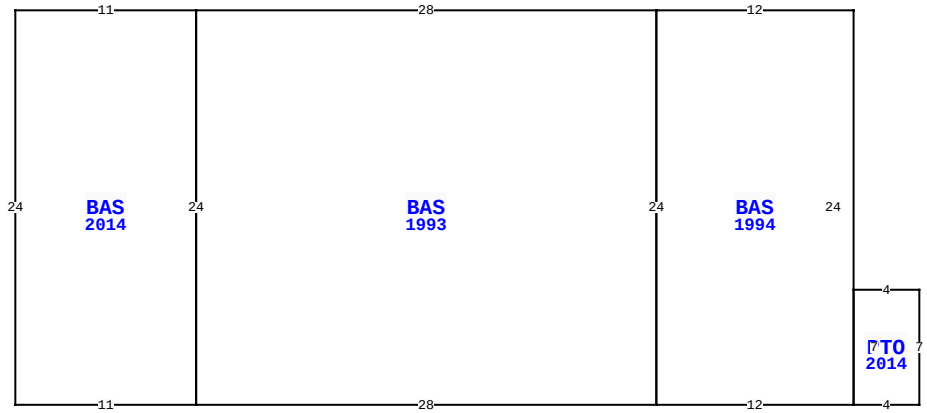
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 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
BAS	672	100	672	68,678
BAS	288	100	288	29,434
BAS	264	100	264	26,981
PTO	28	5	1	102
TOTALS	1,252		1,225	125,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,225	89.9640	127.75	156,494	1970	2000	0	0	0	20.00	80.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 1224 HX Base Yr



451644 SR 200, CALLAHAN

BLD DATE	11/04/2014	PF	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	176,970
TOTAL MARKET OB/XF VALUE	17,310
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	234,280
SOH/AGL Deduction	44,843
ASSESSED VALUE	189,437
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,437
TOTAL JUST VALUE	234,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035483	REPAIR/RRF	2,000	10/01/2003
B0210330	NEW CONSTR	48,510	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2151/0337	10/10/2017	WD	Q	I	01	225,500
GRANTOR: ED'S COMFORT SOLUTION						
GRANTEE: VALLENCOURT CONSTRU						
1715/1604	12/17/2010	WD	U	I	30	235,000
GRANTOR: EDWARDS MICHAEL W						
GRANTEE: ED'S COMFORT SOLUTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W12 BAS=[YR=1993] W28 BAS=[YR=2014] W11S24E11N24$ S24E28 N24$S24 E12 PTO=[YR=2014] E4N7W4S7$ N24$.

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
1	0810	CONCRETE A	0	0	20	16	293.00	SF	6.50	6.50	100	1970	1970	3	22	419	
4	0812	CONCRETE C	0	0	0	0	1,026.00	SF	4.00	4.00	100	2002	2002	3	83	3,406	
5	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2002	2002	3	21	84	
6	6002	EL ROLL DR	0	0	0	0	1.00	UT	900.00	900.00	100	2002	2002	3	21	189	
7	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2002	2002	3	61	549	
8	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2002	2002	3	61	549	
9	9001	CONTANR 40	0	0	45	0	1.00	UT	1,400.00	1,400.00	0	2001	2001	3	100	1,400	
10	9001	CONTANR 40	0	0	52	0	1.00	UT	1,400.00	1,400.00	0	2001	2001	3	100	1,400	
11	0812	CONCRETE C	0	0	0	0	2,417.00	SF	4.00	4.00	100	2005	2005	3	87	8,411	
12	0424	CL FNC 6'	0	0	26	0	26.00	LF	20.00	20.00	100	2011	2011	3	83	432	

LAND DESCRIPTION

TOTAL OB/XF 16,839

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	002500	C	SRVC SHOPS	0	0004	CG	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 07/10/2020 BY KBA Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

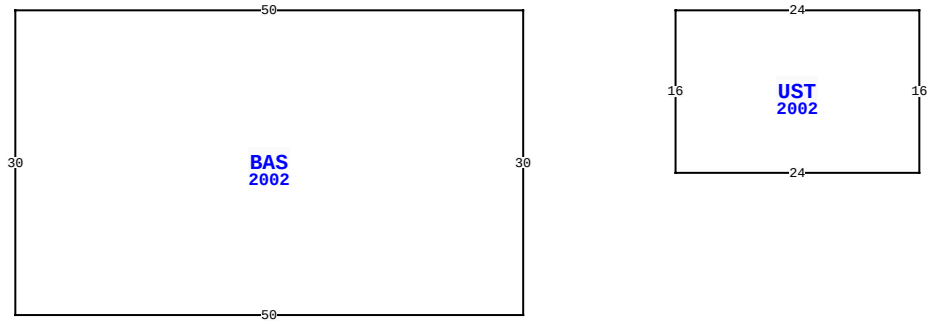
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	05	STEEL 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 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
BAS	1,500	100	1,500	45,900
UST	384	50	192	5,875
TOTALS	1,884		1,692	51,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,692	83.6640	39.74	67,240	2002	2002	0	0	0	23.00	77.00

2 STOR WAREH – 0% - 0 Heated Area: 1500 HX Base Yr



451644 SR 200, CALLAHAN

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1715/1604	12/17/2010	WD	U	I	30	235,000
GRANTOR: EDWARDS MICHAEL W						
GRANTEE: ED'S COMFORT SOLUTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W50 S30 E50 N30 $ PTR= E15 UST=[YR=2002] E24 S16 W24 N16 $ W15 $.

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
13	0464	FNC GT 10'	0	0	10	0	1.00	UT	350.00	350.00	100	2011	2011	3	83	291	
14	0422	CL FNC 4'	0	0	10	0	10.00	LF	15.00	15.00	100	1970	1970	3	20	30	
15	0422	CL FNC 4'	0	0	50	0	50.00	LF	15.00	15.00	100	1970	1970	3	20	150	

LAND DESCRIPTION

TOTAL OB/XF 471

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

REVIEW DATE 07/10/2020 BY KBA Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS