

PT LOTS 1,2 BLOCK 3
IN OR 2538/1023 &
LOTD 3,4 BLOCK 1

HAGAN DONALD AMENDED & RESTATED LVG TRUST/HAGAN AN
35121 KAREN ROAD
CALLAHAN, FL 32011

2023

08-3N-24-2380-0001-0030



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	AP	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	25	MOD METAL 100	1101	04	14,944	92.5555	135.59	2,026,257	1993	1993	0	0	25	32.00	43.00	DIRECT_CAP													
Roof Structur	10	STEEL FRME 100	1 RETAILSTOR - 0% - 0													Heated Area: 8080													
Roof Cover	12	MODULAR MT 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	07	CORK/VTILE 100																											
Ceiling	01	FIN.SUSPD 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Fixtures	8	100																											
Frame	05	STEEL 100																											
Story Height	18	100																											
RMS	8	100																											
Stories	1.	1. 100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality			02	Quality Level 02																									
DOR CODE			1100	STORES, 1 STORY																									
MAP NUM			MKT AREA													06													
NEIGHBORHOOD/LOC			6002.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
AOF	625	100	625	36,440																									
BAS	7,455	100	7,455	434,654																									
CAN	72	30	22	1,283																									
CAN	979	30	294	17,141																									
CAN	5,760	30	1,728	100,749																									
UEP	1,300	60	780	45,477																									
UST	10,100	40	4,040	235,547																									
TOTALS			26,291	14,944												871,291													
EXTRA FEATURES			551525 US HWY 1, HILLIARD																										
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	0810	CONCRETE A	0	0	0	0	1,120.00	SF	6.50	6.50	100	1993	1993	3	68	4,950													
2	0803	ASPHALT C	0	0	0	0	73,475.00	SF	2.00	2.00	100	1993	1993	3	50	73,475													
3	0402	CONC BUMPE	0	0	0	0	14.00	UT	25.00	25.00	100	1993	1993	3	76	266													
4	0424	CL FNC 6'	0	0	0	0	69.00	LF	20.00	20.00	100	1993	1993	3	32	442													
5	0430	CL FNC 6B	0	0	0	0	950.00	LF	9.70	9.70	100	1993	1993	3	32	2,949													
6	0443	STK FNC 6'	0	0	0	0	33.00	LF	10.00	10.00	100	1993	1993	3	20	66													
7	0425	CL FNC 8'	0	0	0	0	101.00	LF	10.65	10.65	100	1993	1993	3	32	344													
8	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	1993	1993	3	32	112													
9	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1993	1993	3	32	240													
11	0400	CONC CURB	0	0	0	0	381.00	LF	15.00	15.00	100	1993	1993	3	76	4,343													
LAND DESCRIPTION			TOTAL OB/XF 87,187																										
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	001100	C	STORE 1FLR	0	0004	C-1	0.00	0.00	210,830.00	SF		1.00	1.00	0.75	2.00	1.50	316,245												
REVIEW DATE 04/01/2022 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS																													

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