PT OF GOV LOT 2 S OF SR 200
PT OR 1221/1722
ESMT IN OR 418/326

NASSAU COUNTY LANDFILL LLC/
450496 STATE ROAD 200
CALLAHAN, FL 32011

2023

16-2N-25-0000-0009-0010

BUILDING CHARACTERISTICS

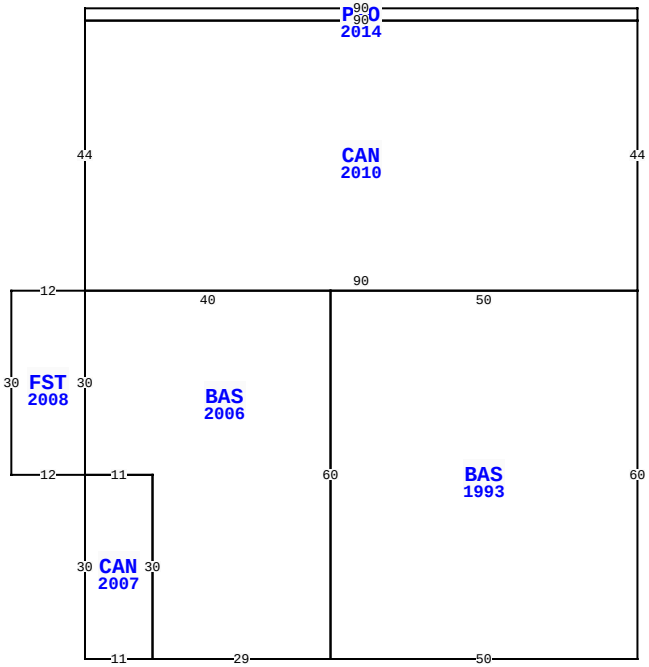
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		3 100
Frame	05	STEEL 100
Story Height		18 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100	3,000	134,400
BAS	2,070	100	2,070	92,736
CAN	330	30	99	4,435
CAN	3,960	30	1,188	53,223
FST	360	50	180	8,064
PTO	180	5	9	403
TOTALS	9,900		6,546	293,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	6,546	69.5400	61.37	401,728	1984	1996	0	0	0	27.00	73.00

1 SERV SHOP – 0% - 0 Heated Area: 5070 HX Base Yr



450496 SR 200, CALLAHAN

BLD DATE	07/12/2021	KK	LGL DATE		
XF DATE	07/12/2021	KK	LAND DATE	07/12/2021	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	934,829
TOTAL MARKET OB/XF VALUE	51,457
TOTAL LAND VALUE - MARKET	155,600
TOTAL MARKET VALUE	1,141,886
SOH/AGL Deduction	248,072
ASSESSED VALUE	893,814
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	893,814
TOTAL JUST VALUE	1,141,886
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	830,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1327946	CO ISSUED	0	12/17/2014
E1428066	NEW CONSTR	0	08/01/2014
C1327945	CO ISSUED	380,952	06/04/2014
E1427390	2400 SF	0	03/01/2014
M1419304	H/AC	0	03/01/2014
M1419305	H/AC	0	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1221/1722	4/13/2004	WD	Q	I		531,000
GRANTOR: JACKSONVILLE FLORIDA						
GRANTEE: NASSAU COUNTY LANDF						
1221/1717	4/13/2004	QC	U	I	06	100
GRANTOR: WASTE SERVICES OF FLA						
GRANTEE: JAX FLA LANDFILL IN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] W90 S2 CAN=[YR=2010] S44 FST=[YR=2008] W12 S30 E12 CAN=[YR=2007] S30 E11 BAS=[YR=2006] E29 BAS=[YR=1993] E50 N60 W50 S60$ N60 W40 S30 E11 S30$ N30 W11$ N30$ E90 N44 W90$ E90 N2$.

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	0812	CONCRETE C	0	0	0	0	2,432.00	SF	3.80	3.80	100	1984	1984	3	47	4,344	
3	0430	CL FNC 6B	0	0	0	0	840.00	LF	9.70	9.70	100	1990	1990	3	28	2,281	
4	0812	CONCRETE C	0	0	50	24	1,200.00	SF	4.00	4.00	100	1989	1989	3	59.5	2,856	
7	0812	CONCRETE C	0	0	46	36	1,656.00	SF	2.00	2.00	100	1989	1989	3	59.5	1,971	
15	6001	ROLLUP DR	0	0	0	0	8.00	UT	400.00	400.00	100	1996	1996	3	20	640	
18	0351	CARPORT MT	0	0	47	34	1,598.00	SF	10.00	10.00	100	2011	2011	3	55	8,789	
19	0524	PUMP ISLND	0	0	10	3	30.00	SF	4.50	4.50	100	2011	2011	3	98	132	
21	1123	CB 8"	0	0	0	0	450.00	SF	6.15	6.15	100	2011	2011	3	93	2,574	
22	4950	BOLLARD	0	0	0	0	22.00	UT	100.00	100.00	100	1996	1996	3	100	2,200	
23	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	2011	2011	3	83	1,291	

TOTAL OB/XF 27,078

LAND DESCRIPTION

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	004800	C	WAREHOUSE	0	0004	OR	0.00	0.00	3.89	AC		1.00	1.00	1.00	40,000.00	40,000.00	155,600							

REVIEW DATE 07/12/2021 BY KK Total Acres: 3.89 Total Land Value: 155,600 Market: 0 Agricultural: 0 Common: 155,600 PRINTED 08/02/2023 BY SYS

PT OF GOV LOT 2 S OF SR 200
PT OR 1221/1722
ESMT IN OR 418/326

NASSAU COUNTY LANDFILL LLC/
450496 STATE ROAD 200
CALLAHAN, FL 32011

2023

16-2N-25-0000-0009-0010

BUILDING CHARACTERISTICS

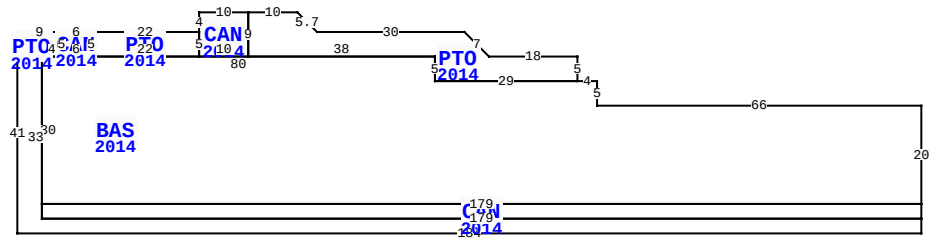
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	05	STEEL 100
Story Height		12 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,545	100	4,545	606,601
CAN	30	30	9	1,201
CAN	90	30	27	3,603
CAN	537	30	161	21,488
PTO	110	5	6	801
PTO	426	5	21	2,803
PTO	762	5	38	5,072
TOTALS	6,500		4,807	641,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	4,807	98.9400	140.49	675,335	2014	2014	0	0	0	5.00	95.00

3 OFFICE 1&2 – 0% - 0 Heated Area: 4545 HX Base Yr



450496 SR 200, CALLAHAN

BLD DATE	07/12/2021 KK	LGL DATE	
XF DATE	07/12/2021 KK	LAND DATE	07/12/2021 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 3 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	934,829
TOTAL MARKET OB/XF VALUE	51,457
TOTAL LAND VALUE - MARKET	155,600
TOTAL MARKET VALUE	1,141,886
SOH/AGL Deduction	248,072
ASSESSED VALUE	893,814
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	893,814
TOTAL JUST VALUE	1,141,886
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	830,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1417087	2400 SF	0	01/01/2014
P1417088	820 SF	0	01/01/2014
B1327945	820 SF BLDG B	0	11/01/2013
E1326944	2400 SF BLDG A	40,000	11/01/2013
B1327946	820 SF	130,159	11/01/2013
C25505	CO ISSUED	0	04/23/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1221/1722	4/13/2004	WD	Q	I		531,000
GRANTOR: JACKSONVILLE FLORIDA						
GRANTEE: NASSAU COUNTY LANDF						
1221/1717	4/13/2004	QC	U	I	06	100
GRANTOR: WASTE SERVICES OF FLA						
GRANTEE: JAX FLA LANDFILL IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W66 N5 W4 PTO=[YR=2014] N5 W18 U5 L5 W30 U4 L4 W10 CAN=[YR=2014] W10 S4 PTO=[YR=2014] W22 CAN=[YR=2014] W6 PTO=[YR=2014] W9 S41 E184 N3 CAN=[YR=2014] N3 W179 S3 E179$ W179 N33 E4 N5$ S5 E6 N5 $ S5 E22 N5$ S5 E10 N9$ S9 E38 S5 E29$ W29 N5 W80 S30 E179 N20$.

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
24	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2011	2011	3	83	1,245	
26	0097	AWNING CN	0	0	0	0	5.00	SF	65.00	65.00	100	2010	2010	3	64	208	
27	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2000	2000	3	55	1,392	
28	0812	CONCRETE C	0	0	0	0	1,612.00	SF	4.00	4.00	100	1996	1996	3	73	4,707	
29	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	1996	1996	3	42	756	
30	0819	CONC 12"	0	0	40	15	600.00	SF	9.50	9.50	100	1996	1996	3	73	4,161	
31	0351	CARPORT MT	0	0	24	23	552.00	SF	10.00	10.00	100	2000	2000	3	20	1,104	
32	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	2005	2005	3	27	216	
33	0812	CONCRETE C	0	0	53	21	1,113.00	SF	4.00	4.00	100	2000	2000	3	80	3,562	
34	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2000	2000	3	55	990	

TOTAL OB/XF 18,341

LAND DESCRIPTION

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 07/12/2021 BY KK Total Acres: 3.89 Total Land Value: 155,600 Market: 0 Agricultural: 0 Common: 155,600 PRINTED 08/02/2023 BY SYS

PT OF GOV LOT 2 S OF SR 200
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ESMT IN OR 418/326

NASSAU COUNTY LANDFILL LLC/
450496 STATE ROAD 200
CALLAHAN, FL 32011

2023

16-2N-25-0000-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2500	REPAIR SERVICE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	893,814
TOTAL JUST VALUE	1,141,886
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	830,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25505	NEW CONSTR	121,589	01/01/2012
B23977	ADDITION	70,428	10/01/2010
E21508	ELEC OTHER	1,000	12/01/2008
B22125	NEW CONSTR	21,300	12/01/2008
Z991282	OTHER	0	10/01/1999
B9502468	NEW CONSTR	68,600	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1221/1722	4/13/2004	WD	Q	I		531,000
GRANTOR: JACKSONVILLE FLORIDA						
GRANTEE: NASSAU COUNTY LANDF						
1221/1717	4/13/2004	QC	U	I	06	100
GRANTOR: WASTE SERVICES OF FLA						
GRANTEE: JAX FLA LANDFILL IN						

BLD DATE	07/12/2021	KK	LGL DATE	
XF DATE	07/12/2021	KK	LAND DATE	07/12/2021 KK
INC DATE			AG DATE	

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
35	0810	CONCRETE A	0	0	0	0	223.00	SF	6.50	6.50	100	2014	2014	3	95	1,377	
36	0810	CONCRETE A	0	0	0	0	80.00	SF	6.50	6.50	100	2014	2014	3	95	494	
37	0430	CL FNC 6B	0	0	0	0	29.00	LF	9.70	9.70	100	2014	2014	3	89	250	
38	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	89	267	
39	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	2014	2014	3	89	501	
40	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2014	2014	3	89	401	
41	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1996	1996	3	42	189	
42	0811	CONCRETE B	0	0	0	0	518.00	SF	5.20	5.20	100	2014	2014	3	95	2,559	

LAND DESCRIPTION

TOTAL OB/XF 6,038

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 07/12/2021 BY KK Total Acres: 3.89 Total Land Value: 155,600 Market: 0 Agricultural: 0 Common: 155,600 PRINTED 08/02/2023 BY SYS