

IN OR 1032/1132 &
PT OR 1548/1254

L & D REALTY CAPITAL LLC
PO BOX 313
CALLAHAN, FL 32211

2023

19-2N-25-0000-0137-0000



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 2 6																						
Exterior Wall	15	CONC BLOCK 100	4101	06	8,092	72.8125	41.50	335,818	1956	1966	0	0	0	49.80	50.20	VALUATION BY STANDARD																					
Roof Structur	04	WOOD TRUSS 100	1 LGHT MANUF - 0% - 0													Heated Area: 4437 HX Base Yr																					
Roof Cover	03	COMP SHNGL 100														Tax Group: 6 Tax Dist:																					
Interior Wall	01	MINIMUM 100														BUILDING MARKET VALUE 168,581																					
Interior Floo	03	CONC FINSH 100														TOTAL MARKET OB/XF VALUE 14,730																					
Ceiling	04	NONE 100														TOTAL LAND VALUE - MARKET 117,757																					
Air Condition	01	NONE 100														TOTAL MARKET VALUE 301,068																					
Heating Type	01	NONE 100														SOH/AGL Deduction 48,027																					
Plumbing	5	100														ASSESSED VALUE 253,041																					
Frame	03	MASONRY 100														TOTAL EXEMPTION VALUE 0																					
Story Height	15	100														BASE TAXABLE VALUE 253,041																					
RMS	5	100														TOTAL JUST VALUE 301,068																					
Stories	1.5	1.5 100	NCON VALUE 0																																		
Class	00	. 100	INCOME VALUE 2,767,729																																		
Units	0	100	PREVIOUS YEAR MKT VALUE 230,037																																		
BUD8 Adjustme	06	DIST 1D 100														PERMIT NUM DESCRIPTION AMT ISSUED																					
Occupancy	00	OWNER OCC 100														297864 OTHER 0 07/01/1997																					
Quality	02	Quality Level 02														3784 H/AC 1,800 05/29/1991																					
DOR CODE	4100	LIGHT MANUFACTURE														6891 REPAIR/RRF 23,160 12/11/1990																					
MAP NUM	MKT AREA 08																																				
NEIGHBORHOOD/LOC	8002.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE														SALES DATA																			
AOF	525	185	971	20,229														OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE																			
APT	555	250	1,388	28,916														2518/1677 12/01/2021 WD U I 11 100																			
BAS	432	100	432	9,000														GRANTOR: BLACKSHEAR J DAWSON J																			
BAS	1,155	100	1,155	24,062														GRANTEE: L & D REALTY CAPITA																			
BAS	1,770	100	1,770	36,874														1548/1254 1/30/2008 WD U I 01 111,100																			
FCP	3,680	60	2,208	45,999														GRANTOR: BLACKSHEAR EDWARD N																			
FST	240	70	168	3,500	GRANTEE: BLACKSHEAR J DAWSON																																
TOTALS	8,357		8,092	168,581	542659 US HWY 1, CALLAHAN													BUILDING NOTES																			
EXTRA FEATURES																		BLD DATE 10/02/2020 KK LGL DATE 10/02/2020 KK										10/02/2020 KK									
																		XF DATE 10/02/2020 KK																			
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	BUILDING DIMENSIONS FCP=[YR=2009] N32 W115 S32 E115\$ BAS=[YR=1993] W59 BAS=[YR=1993] W56 S11 BAS=[YR=1993] W16 S27 E16 N27 \$ S19 E35 AOF=[YR=1993] E21 N25 W21 S25 \$ N25 E21 N5 \$ S30 E59 N30 \$ PTR= E15 APT=[YR=1993] E17 S15 E3 FST=[YR=1993] N15 E8 S30 W8 N15 \$ S15 W20 N30 \$ W15 \$.																					
1	0803	ASPHALT C	0	0	0	10,236.00	SF 1.50	1.50	100	1985	1985	3	50	7,677																							
3	0430	CL FNC 6B	0	0	0	380.00	LF 9.70	9.70	100	1991	1991	3	29	1,069																							
4	0466	FNC GT 20'	0	0	0	1.00	UT 750.00	750.00	100	1991	1991	3	29	218																							
5	0463	FENCE GATE	0	0	0	4.00	UT 300.00	300.00	100	1991	1991	3	29	348																							
7	0811	CONCRETE B	0	0	22 24	528.00	SF 5.20	5.20	100	1993	1993	3	68	1,867																							
8	6001	ROLLUP DR	0	0	12 14	3.00	UT 400.00	400.00	100	1975	1975	3	20	240																							
9	6001	ROLLUP DR	0	0	9 10	1.00	UT 400.00	400.00	100	1975	1975	3	20	80																							
10	0097	AWNING CN	0	0	10 8	8.00	SF 48.75	48.75	100	2004	2004	3	40	156																							
11	0097	AWNING CN	0	0	11 10	10.00	SF 48.75	48.75	100	2004	2004	3	40	195																							
12	0351	CARPORT MT	0	0	25 18	450.00	SF 10.00	10.00	100	2004	2004	3	24	1,080																							
LAND DESCRIPTION					TOTAL OB/XF 12,930																																
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	004100	C	LIGHT MFG.	0	0004	CI	170.00	190.00	29,439.31	SF		1.00	1.00	1.00	4.00	4.00	117,757																				
REVIEW DATE 10/02/2020 BY KK Total Acres: 0.00 Total Land Value: 117,757 Market: 0 Agricultural: 0 Common: 117,757 PRINTED 08/02/2023 BY SYS																																					

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