

PT GOVT LOT 2 & PT NW1/4 OF
SEC 29-2N-25E IN OR 1513/33,
OR 1394/1521,OR 1494/1717 &

WEST NASSAU LAND DEV LLC/
C/O BURBRIDGE REALTY COMPANY, 10562 NEW KINGS ROAD
JACKSONVILLE, FL 32219

2023

29-2N-25-0000-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		90 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		51 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 1600COMMUNITY SHOPPING

MAP NUM MKT AREA 07

NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,016	100	9,016	607,340
BAS	9,610	100	9,610	647,353
BAS	13,998	100	13,998	942,939
CAN	372	30	112	7,544
CAN	4,020	30	1,206	81,239
FST	96	50	48	3,233

TOTALS 37,112 33,990 2,289,648

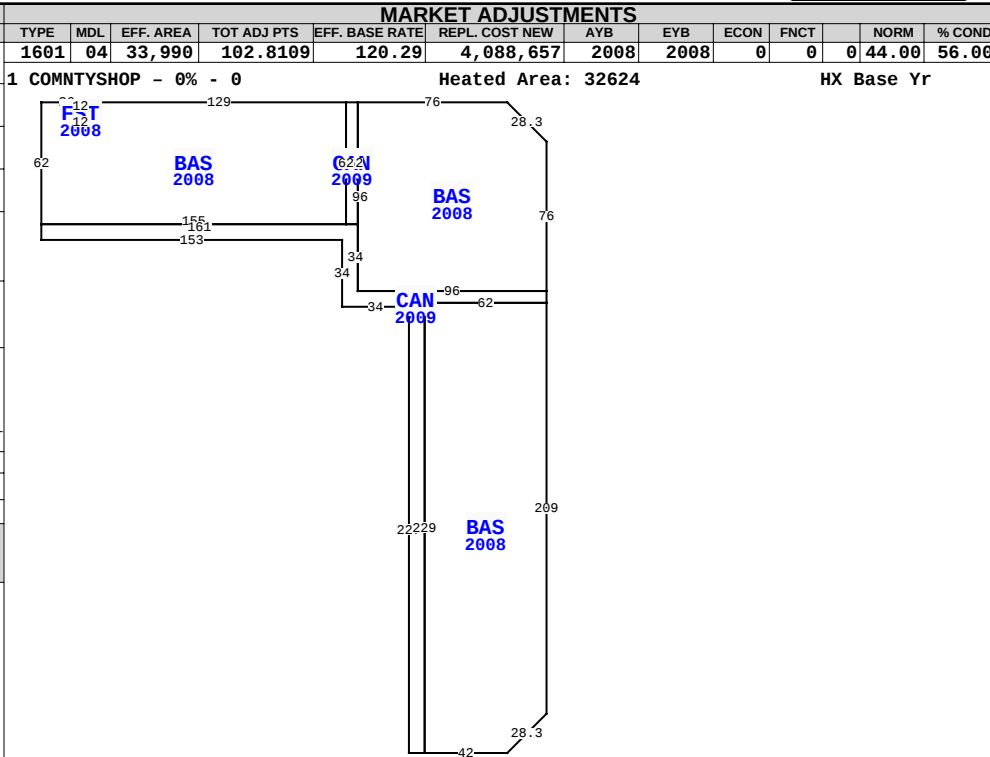
EXTRA FEATURES

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	0803	ASPHALT C	0	0	0	0	92,232.00	SF	2.00	2.00	100	2008	2008	3	64	118,057	
2	0811	CONCRETE B	0	0	0	0	975.00	SF	5.20	5.20	100	2008	2008	3	90	4,563	
3	0811	CONCRETE B	0	0	155	5	775.00	SF	5.20	5.20	100	2008	2008	3	90	3,627	
4	0812	CONCRETE C	0	0	234	5	1,170.00	SF	4.00	4.00	100	2008	2008	3	90	4,212	
5	0811	CONCRETE B	0	0	194	5	970.00	SF	5.20	5.20	100	2008	2008	3	90	4,540	
6	0400	CONC CURB	0	0	0	0	1,830.00	LF	15.00	15.00	100	2008	2008	3	93	25,529	
7	4950	BOLLARD	0	0	0	0	52.00	UT	100.00	100.00	100	2008	2008	3	100	5,200	
8	0402	CONC BUMPE	0	0	0	0	40.00	UT	25.00	25.00	100	2008	2008	3	93	930	
9	0963	FIRE HYDR	0	0	0	0	3.00	UT	1,500.00	1,500.00	100	2008	2008	3	100	4,500	
10	0972	ST LGHT UN	0	0	0	0	12.00	UT	2,530.00	2,530.00	100	2008	2008	3	76	23,074	

LAND DESCRIPTION

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	001600	C	SH CTR COM	0	0004		0.00	0.00	173,368.00	SF		1.00	1.00	0.75	8.00	6.00	1,040,208							

REVIEW DATE 10/03/2019 BY KK



450077 SR 200, CALLAHAN

BLD DATE 10/03/2019 KK LGL DATE 10/03/2019 KK
XF DATE 10/03/2019 KK LAND DATE 10/03/2019 KK
INC DATE AG DATE

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10	0972	ST LGHT UN	0	0	0	0	12.00	UT	2,530.00	2,530.00	100	2008	2008	3	76	23,074	

TOTAL OB/XF 194,232

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Total Acres: 0.00 Total Land Value: 1,040,208 Market: 0 Agricultural: 0 Common: 1,040,208

NASSAU COUNTY PROPERTY PAGE 1 of 3

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		2,289,648
TOTAL MARKET OB/XF VALUE		302,478
TOTAL LAND VALUE - MARKET		1,040,208
TOTAL MARKET VALUE		3,632,334
SOH/AGL Deduction		933,418
ASSESSED VALUE		2,698,916
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,698,916
TOTAL JUST VALUE		3,632,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,807,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4564	ELEC OTHER	0	05/24/2022
4246	SIGN	0	06/11/2019
4246	REMODEL	0	04/12/2019
4246	DEMOLITION	0	04/10/2019
3277	UNIV FL FAM PRCT	401,000	12/12/2008
3184	RICCOS REST	30,000	03/28/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1513/0033	7/17/2007	WD Q	Q	V	
					SALE PRICE
					34,500

GRANTOR:WELLS JAKE & MABLE
GRANTEE: WEST NASSAU LAND DE
0298/0696 9/01/1979 FS U V 500
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2008] L20 U20 W76 CAN=[YR=2009] W6 BAS=[YR=2008]
W129 S2 FST=[YR=2008] S8 W12 N8 E12\$ N2 W26 S62
CAN=[YR=2009] S8 E153 S34 E34 S227 E8 BAS=[YR=2008] E42
U20 R20 N209 W62 S229\$ N229 E62 N6 W96 N34 W161\$ E155 N62\$
S62 E6 N62\$ S96 E96 N76\$.

PRINTED 08/02/2023 BY SYS

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3				1	
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY										1
																									VALUATION BY										STANDARD
																									Tax Group: 1										Tax Dist:
																									BUILDING MARKET VALUE										2,289,648
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