PT SEC 29-2N-25E
IN OR 2476/21

CALLAHAN JASZ LLC
6767 PHILLIPS INDUSTRIAL BLVD
JACKSONVILLE, FL 32256

2023

29-2N-25-0000-0010-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	06	BD/BATTEN 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 60
Interior Wall	08	DECORATIVE 40
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	08	METAL STUD 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

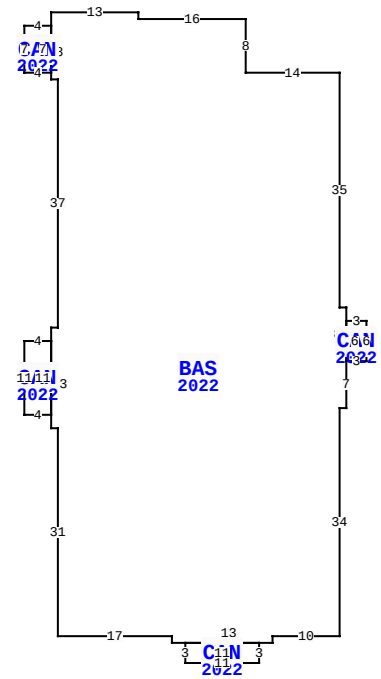
DOR CODE	2200	DRIVE-IN REST.	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,819	100	3,819	811,881
CAN	18	30	5	1,063
CAN	28	30	8	1,701
CAN	33	30	10	2,126
CAN	44	30	13	2,764
TOTALS	3,942		3,855	819,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2201	04	3,855	99.8070	212.59	819,534	2022	2022	0	0	0	0.00	100.00

1 FAST FOOD – 0% - 2023 Heated Area: 3819 HX Base Yr



450027 SR 200, CALLAHAN

BLD DATE	11/02/2022	HS	LGL DATE		
XF DATE	11/03/2022	HS	LAND DATE	07/23/2021	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	819,534
TOTAL MARKET OB/XF VALUE	143,807
TOTAL LAND VALUE - MARKET	636,000
TOTAL MARKET VALUE	1,599,341
SOH/AGL Deduction	0
ASSESSED VALUE	1,599,341
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,599,341
TOTAL JUST VALUE	1,599,341
NCON VALUE	963,341
INCOME VALUE	1,698,816
PREVIOUS YEAR MKT VALUE	508,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P4414	OTHER	0	12/28/2021
4414	NEW CONSTR	548,237	10/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2476/0021	6/28/2021	WD	Q	V	01	675,000

GRANTOR: US 1 PROPERTIES LLC

GRANTEE: CALLAHAN JASZ LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 N8 W16 N1 W13 S2 CAN=[YR=2022] W4 S7 E4 N7$ S8 E1 S37 W1 S2 CAN=[YR=2022] W4 S11 E4 N11$ S13 E1 S31 E17 S1 E2 CAN=[YR=2022] S3 E11 N3 W11$ E13 N1 E10 N34 E1 N7 CAN=[YR=2022] E3 N6 W3 S6$ N8 W1 N35$.

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	0803	ASPHALT C	0	0	0	0	30,171.00	SF	2.00	2.00	100	2022	2022	3	100	60,342	
2	0812	CONCRETE C	0	0	0	0	7,599.00	SF	4.00	4.00	100	2022	2022	3	100	30,396	
3	0400	CONC CURB	0	0	0	0	1,904.00	LF	15.00	15.00	100	2022	2022	3	100	28,560	
4	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2022	2022	3	100	50	
5	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	2022	2022	3	100	800	
6	1123	CB 8"	0	0	47	1	47.00	SF	6.15	6.15	100	2022	2022	3	100	289	
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	
8	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	2022	2022	3	100	17,710	
9	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2022	2022	3	100	1,500	
10	0964	HALON SYST	0	0	16	4	64.00	SF	50.00	50.00	100	2022	2022	3	100	3,200	

TOTAL OB/XF 143,447

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	002200	C	DRIVE-IN	0		CHT	0.00	0.00	63,600.00	SF		1.00	1.00	1.00	10.00	10.00	636,000							

REVIEW DATE 11/02/2022 BY HS Total Acres: 0.00 Total Land Value: 636,000 Market: 0 Agricultural: 0 Common: 636,000 PRINTED 08/02/2023 BY SYS

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BUILDING NOTES

EXTRA FEATURES

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11	0351	CARPORT MT	0	0	6	6	36.00	SF	10.00	10.00	100	2022	2022	3	100	360	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 360

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 11/02/2022 BY HS Total Acres: 0.00 Total Land Value: 636,000 Market: 0 Agricultural: 0 Common: 636,000 PRINTED 08/02/2023 BY SYS