

PT OF SEC 29-2N-25E
IN OR 2578/136 BEING EXHIBIT B
LYING SW OF OR 2440/1459

CALLAHAN COMMERCE CENTER ASSOCIATION INC
10562 NEW KINGS RD
JACKSONVILLE, FL 32219

2023

29-2N-25-0000-0010-0100



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	VALUATION SUMMARY																	
															VALUATION BY																			
															Tax Group: 1										STANDARD									
															Tax Dist:																			
															BUILDING MARKET VALUE										0									
															TOTAL MARKET OB/XF VALUE										0									
															TOTAL LAND VALUE - MARKET										408									
															TOTAL MARKET VALUE										408									
															SOH/AGL Deduction										0									
															ASSESSED VALUE										408									
															TOTAL EXEMPTION VALUE										0									
DOR CODE					9602					RETENTION POND																								
MAP NUM										MKT AREA					07																			
NEIGHBORHOOD/LOC					1290.100																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																		
EXTRA FEATURES					SR 200, CALLAHAN																													
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																			
LAND DESCRIPTION																	TOTAL OB/XF 0																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	009602	C	RETENTION PO	0			0.00	0.00	4.08	AC		1.00	1.00	1.00	100.00	100.00	408																	
REVIEW DATE 07/23/2021 BY KK Total Acres: 4.08 Total Land Value: 408 Market: 0 Agricultural: 0 Common: 408 PRINTED 08/02/2023 BY SYS																																		