PT OF NW1/4 OF SEC 29-2N-25E
IN OR 2497/1514(EX UTIL
ESMT IN OR 426/127)

RPC CALLAHAN TIMBER LLC
1878 AVONDALE CIR
JACKSONVILLE, FL 32205

2023

29-2N-25-0000-0015-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

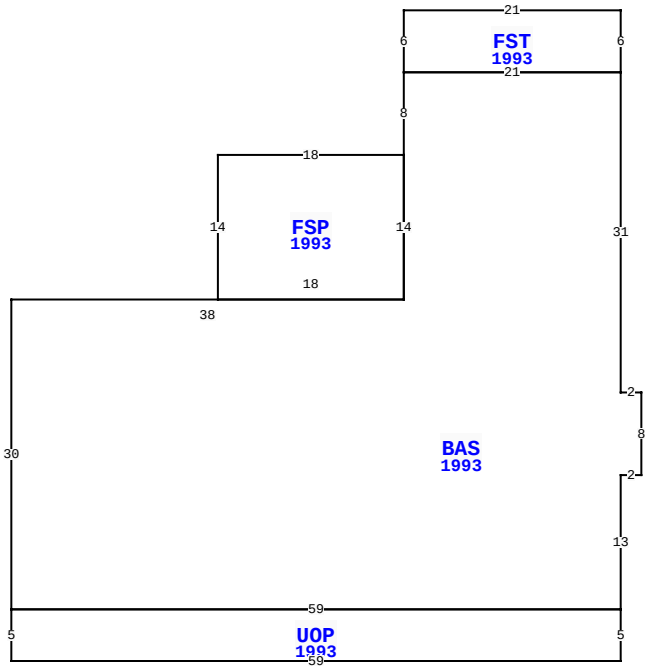
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,248	100	2,248	130,297
FSP	252	50	126	7,303
FST	126	50	63	3,652
UOP	295	20	59	3,420
TOTALS	2,921		2,496	144,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,496	92.7675	131.73	328,798	1983	1983	0	0	0	56.00	44.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 2248 HX Base Yr



450040 SR 200, CALLAHAN

BLD DATE	02/21/2020	KKA	LGL DATE	
XF DATE	02/21/2020	KKA	LAND DATE	02/21/2020 KKA
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	153,121
TOTAL MARKET OB/XF VALUE	21,790
TOTAL LAND VALUE - MARKET	569,760
TOTAL MARKET VALUE	744,671
SOH/AGL Deduction	271,968
ASSESSED VALUE	472,703
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	472,703
TOTAL JUST VALUE	744,671
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	429,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2594	H/AC	2,000	04/16/2003
56	REPAIR/RRF	2,480	05/05/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2497/1514	9/09/2021	WD	U	I	11	100
GRANTOR: 1995 COOK LIMITED PAR						
GRANTEE: RPC CALLAHAN TIMBER						
2005/0699	9/21/2015	QC	U	I	11	100
GRANTOR: CALLAHAN TIMBER COMPA						
GRANTEE: 1995 COOK LIMITED P						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W21 S6BAS=[YR=1993] S8 FSP=[YR=1993] W18 S14 E18 N14 $ S14 W38 S30 UOP=[YR=1993] S5 E59 N5 W59 $ E59 N13 E2 N8 W2 N31 W21$ E21 N6$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	56	1,120	
2	0350	CARPORT WD	0	0	20	12	240.00	SF	8.71	8.71	100	1985	1985	3	20	418	
3	0803	ASPHALT C	0	0	0	0	8,748.00	SF	2.00	2.00	100	1994	1994	3	50	8,748	
5	0812	CONCRETE C	0	0	0	0	1,747.00	SF	4.00	4.00	100	1988	1988	3	57	3,983	
6	0443	STK FNC 6'	0	0	0	0	124.00	LF	10.00	10.00	100	1983	1983	3	20	248	
7	0940	SHEDS/PORT	0	0	15	12	180.00	SF	27.00	27.00	100	2001	2001	3	20	972	
8	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1985	1985	3	20	40	
9	0940	SHEDS/PORT	0	0	12	5	60.00	SF	27.00	27.00	100	2001	2001	3	20	324	
10	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2003	2003	3	64	1,619	
11	0855	CONC PAVER	0	0	0	0	514.00	SF	10.00	10.00	100	2003	2003	3	84	4,318	

TOTAL OB/XF 21,790

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	001700	C	1STORY OFF	0	0004	CHT	103.00	101.00	142,440.00	SF		1.00	1.00	0.50	8.00	4.00	569,760							

REVIEW DATE 02/21/2020 BY KKA Total Acres: 0.00 Total Land Value: 569,760 Market: 0 Agricultural: 0 Common: 569,760 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

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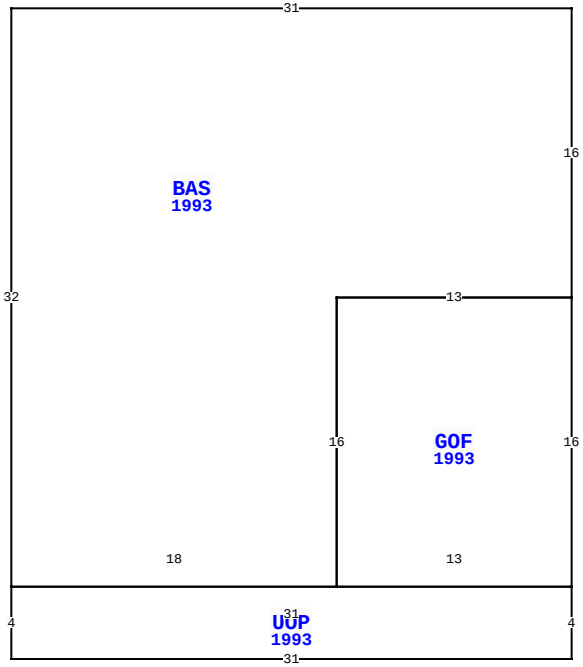
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	5,266
GOF	208	210	437	2,935
UOP	124	30	37	248
TOTALS	1,116		1,258	8,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,258	47.1351	22.39	28,167	1982	1982	0	0	0	70.00	30.00

2 STOR WAREH – 0% - 0 Heated Area: 992 HX Base Yr



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450040 SR 200, CALLAHAN

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INCOME VALUE	
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GRANTEE: RPC CALLAHAN TIMBER						
2005/0699	9/21/2015	QC	U	I	11	100
GRANTOR: CALLAHAN TIMBER COMPA						
GRANTEE: 1995 COOK LIMITED P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 S32 UOP=[YR=1993] S4 E31 N4 GOF=[YR=1993] N16 W13 S16 E13 $ W31 $ E18 N16 E13 N16 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 02/21/2020 BY KKA Total Acres: 0.00 Total Land Value: 569,760 Market: 0 Agricultural: 0 Common: 569,760 PRINTED 08/02/2023 BY SYS