

PT OF NW1/4 OF SEC 29-2N-25E
IN OR 2087/1128
(EX R/W IN OR 884/1178)

CALLAHAN INVESTMENT ONE LLC/
14106 US HWY 19
HUDSON, FL 34667

2023

29-2N-25-0000-0021-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 70
Exterior Wall	12 CEDAR 30
Roof Structure	04 WOOD TRUSS 100
Roof Cover	04 BUILT-UP 100
Interior Wall	04 PLYWOOD 100
Interior Floor	07 CORK/VTILE 100
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	6 100
Frame	02 WOOD FRAME 100
Story Height	10 100
RMS	4 100
Stories	1. 100
Units	0 100
BUD8 Adjustme	01 DIST CA 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	1410 CONVENIENCE STORES
MAP NUM	MKT AREA 07
NEIGHBORHOOD/LOC	7002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	132	100	132	4,535
BAS	1,300	100	1,300	44,667
BAS	63	100	63	2,165
BAS	184	100	184	6,322
BAS	525	100	525	18,039
TOTALS	2,204		2,204	75,728

EXTRA FEATURES	
L N	OB/XF CODE
1	0803 ASPHALT C
2	0812 CONCRETE C
3	0972 ST LGHT UN
4	0430 CL FNC 6B
5	0446 BOX FNC 6'
7	1100 VAC SYSTEM
8	0524 PUMP ISLND
9	0975 ST LT/ARM
10	0400 CONC CURB
11	4950 BOLLARD

LAND DESCRIPTION	
L N	USE CODE
1	001410 C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1402	04	2,204	90.2738	98.17	216,367	1964	1980	0	0	65.00	35.00
1 CONVESTORE - 0% - 0											
Heated Area: 2204 HX Base Yr											
BLD DATE	05/27/2022	KK	LGL DATE								
XF DATE	05/27/2022	KK	LAND DATE	05/27/2022	KK						
INC DATE			AG DATE								

542459 US HWY 1, CALLAHAN									XF DATE		05/27/2022		RR		LAND DATE		05/27/2022		RR	
									INC DATE						AG DATE					
UNITS	UT	Adj R		ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES									
6,269.00	SF	2.00		2.00	100	1985	1985	3	50	6,269										
7,559.00	SF	4.00		4.00	100	1980	1980	3	35	10,583										
5.00	UT	2,530.00		2,530.00	100	1985	1985	3	24	3,036										
190.00	LF	9.70		9.70	100	1985	1985	3	23	424										
21.00	LF	20.00		20.00	100	1985	1985	3	20	84										
1.00	UT	800.00		800.00	100	1980	1980	3	20	160										
272.00	SF	4.50		4.50	100	1975	1975	3	67.5	826										
4.00	UT	500.00		500.00	100	1985	1985	3	24	480										
174.00	LF	15.00		15.00	100	1980	1980	3	49	1,279										
18.00	UT	100.00		100.00	100	1985	1985	3	100	1,800										

TOTAL OB/XF 24,941											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001410	C	CONV STORE	0	0004	CI	0.00	0.00	29,400.00	SF	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE			75,728
TOTAL MARKET OB/XF VALUE			35,438
TOTAL LAND VALUE - MARKET			279,300
TOTAL MARKET VALUE			390,466
SOH/AGL Deduction			0
ASSESSED VALUE			390,466
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			390,466
TOTAL JUST VALUE			390,466
NCON VALUE			0
INCOME VALUE			8,704,550
PREVIOUS YEAR MKT VALUE			362,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4420	SIGN	4,000	07/22/2021
4192	SIGN	0	05/01/2018
2400	GAS PUMPS	0	12/01/2001
2300	TANKS/BLRS	3,000	05/25/1989
2191	NEW CONSTR	3,000	02/16/1988
2190	OTHER	24,300	02/09/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2087/1128	12/01/2016	WD	Q	I	01
GRANTOR: REECE LENNIE E REVOCA					
GRANTEE: CALLAHAN INVESTMENT					
1623/0325	6/01/2009	TD	U	I	30
GRANTOR: REECE LENNIE E TRUSTE					
GRANTEE: REECE LENNIE E TRUS					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W29 BAS=[YR=1993] W47 S13 BAS=[YR=1994] S9 E7 N9 W7\$ E7 S9 W7 S7 E47 BAS=[YR=1994] E21 BAS=[YR=1994] E8 N23 W8 S23\$ N25 W21 S25\$ N29\$ S4 E21 S2 E8 N6\$.	

[illegible]