PT OF JOHNSON LOT S/D & PT OF
NW1/4 OF SEC 29-2N-25E
IN OR 2454/741

MENDY & CO HAIR SALON INC
17166 CUNNINGHAM FARMS PL
HILLIARD, FL 32046

2023

29-2N-25-0000-0030-0000

BUILDING CHARACTERISTICS

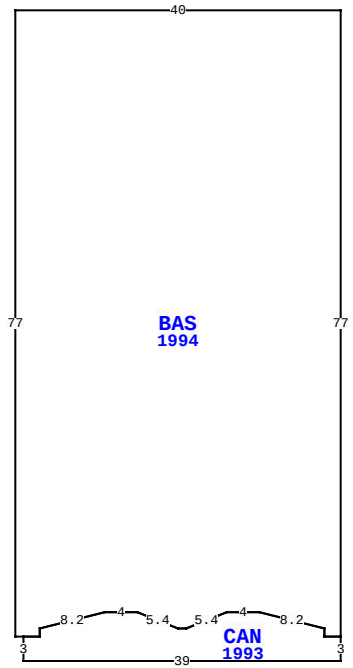
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,003	100	3,003	382,775
CAN	194	30	58	7,393
TOTALS	3,197		3,061	390,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	3,061	92.5600	135.60	415,072	1949	2012	0	0	0	6.00	94.00

2 RETAILSTOR – 0% - 0 Heated Area: 3003 HX Base Yr



542430 US HWY 1, CALLAHAN

BLD DATE	12/03/2021	KK	LGL DATE	
XF DATE	12/03/2021	KK	LAND DATE	12/03/2021 KK
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	651,461
TOTAL MARKET OB/XF VALUE	8,827
TOTAL LAND VALUE - MARKET	131,680
TOTAL MARKET VALUE	791,968
SOH/AGL Deduction	396,735
ASSESSED VALUE	395,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	395,233
TOTAL JUST VALUE	791,968
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4409	REMODEL	0	07/19/2021
4409	REMODEL	161,000	05/20/2021
R4162	REPAIR/RRF	0	12/01/2017
2375	REPAIR/RRF	30	05/01/1990
2204	CHNGE SRVC	328	05/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2454/0741	4/16/2021	TD	U	I	37	275,000
GRANTOR: KATSIKAS SIDNEY NELSO						
GRANTEE: MENDY & CO HAIR SAL						
1738/1604	4/27/2011	QC	U	I	11	100
GRANTOR: KATSIKAS SIDNEY						
GRANTEE: KATSIKAS SIDNEY N T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W40 S77 E1 CAN=[YR=1993] S3 E39 N3 W2 N1 L8 U2 W4 L5 D2 W1 L5 U2 W4 L8 D2 S1 W2$ E2 N1 R8 U2 E4 R5 D2 E1 R5 U2 E4 R8 D2 S1 E2 N77$.

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
5	0803	ASPHALT C	0	0	0	0	1,835.00	SF	2.00	2.00	100	1997	1997	3	50	1,835	
8	0812	CONCRETE C	0	0	61	26	1,586.00	SF	4.00	4.00	100	2021	2021	3	100	6,344	
9	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2021	2021	3	100	100	
10	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2021	2021	3	100	300	
11	0976	DECORATIVE	0	0	0	0	2.00	UT	125.00	125.00	100	2021	2021	3	99	248	

LAND DESCRIPTION

TOTAL OB/XF 8,827

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	001100	C	STORE 1FLR	0	0004	CHT	430.00	75.00	32,920.00	SF		1.00	1.00	0.50	8.00	4.00	131,680							

REVIEW DATE 12/03/2021 BY KK Total Acres: 0.00 Total Land Value: 131,680 Market: 0 Agricultural: 0 Common: 131,680 PRINTED 08/02/2023 BY SYS

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IN OR 2454/741

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2023

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NASSAU COUNTY PROPERTY

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Fixtures		8 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

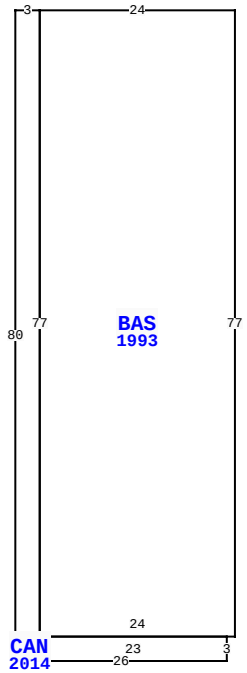
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1,848	248,773
CAN	309	30	93	12,520
TOTALS	2,157		1,941	261,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,941	97.7550	143.21	277,971	1951	2012	0	0	0	6.00	94.00

3 RETAILSTOR – 0% - 0 Heated Area: 1848 HX Base Yr



542430 US HWY 1, CALLAHAN

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XF DATE	12/03/2021	KK	LAND DATE	12/03/2021 KK
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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,303

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1738/1604	4/27/2011	QC	U	I	11	100
GRANTOR: KATSIKAS SIDNEY						
GRANTEE: KATSIKAS SIDNEY N T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 CAN=[YR=2014] W3 S80 E26 N3 W23 N77$ S77 E24 N77$.

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

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

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