BLK 4 PT LOTS 2 & 3
IN OR 922/1311
BOOTHS SURVEY PBK 1/29

BAKER JOHN GARY/
P O BOX 1177
CALLAHAN, FL 32011-0347

2023

29-2N-25-3120-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

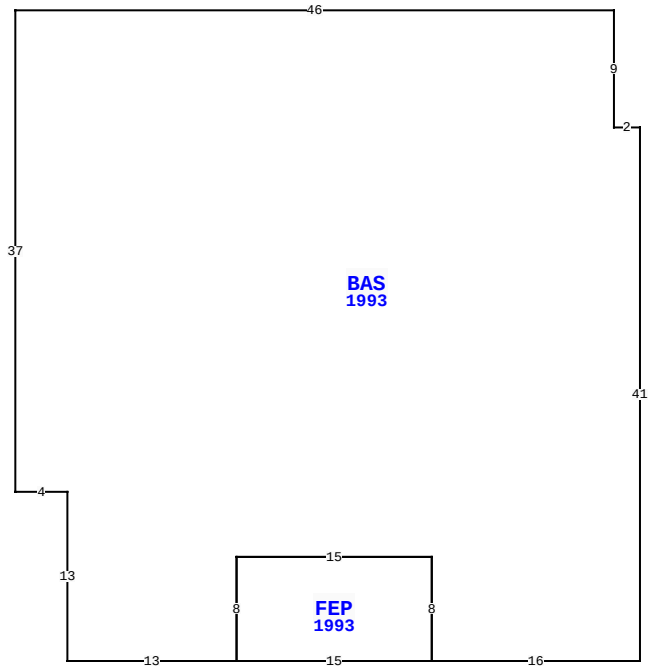
DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,210	100	2,210	80,248
FEP	120	80	96	3,486
TOTALS	2,330		2,306	83,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	01	2,306	104.3700	148.21	341,772	1925	1975	0	0	0	75.50	24.50

1 OFFICE 1&2 – 0% - 0 Heated Area: 2210 HX Base Yr



45328 GREEN ST, CALLAHAN

BLD DATE	02/25/2020	KKA	LGL DATE	
XF DATE	02/25/2020	KKA	LAND DATE	02/25/2020 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	211,869
TOTAL MARKET OB/XF VALUE	7,833
TOTAL LAND VALUE - MARKET	84,648
TOTAL MARKET VALUE	304,350
SOH/AGL Deduction	36,983
ASSESSED VALUE	267,367
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,367
TOTAL JUST VALUE	304,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2599	SIGN	0	04/29/2003
2319	SIGN	30	11/27/2000
2285	REMODEL	0	09/28/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0922/1311	3/06/2000	QC	U	I	01	100
GRANTOR: CALLAHAN INVESTMENTS						
GRANTEE: BAKER JOHN GARY						
0886/1900	6/14/1999	QC	U	I	06	100
GRANTOR: BRIDGES BOBBY						
GRANTEE: BAKER JOHN GARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N9 W46 S37 E4 S13 E13 FEP=[YR=1993] E15 N8 W15 S8$ N8 E15 S8 E16 N41$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
3	0810	CONCRETE A	0	0	138	3	414.00	SF	6.50	6.50	100	1975	1975	3	27	727	
4	1242	WD DECK A	0	0	12	5	60.00	SF	10.00	10.00	100	1980	1980	3	20	120	
5	0810	CONCRETE A	0	0	29	10	290.00	SF	6.50	6.50	100	1990	1990	3	62	1,169	
6	0810	CONCRETE A	0	0	0	0	150.00	SF	6.50	6.50	100	2000	2000	3	80	780	
7	0810	CONCRETE A	0	0	27	10	270.00	SF	6.50	6.50	100	2000	2000	3	80	1,404	
8	0810	CONCRETE A	0	0	7	3	21.00	SF	6.50	6.50	100	1980	1980	3	35	48	
9	0680	POLE SHED	0	0	8	5	40.00	SF	10.00	10.00	100	2000	2000	3	29	116	
10	0680	POLE SHED	0	0	4	4	16.00	SF	10.00	10.00	100	2005	2005	3	44	70	
11	0443	STK FNC 6'	0	0	0	0	189.00	LF	10.00	10.00	100	2013	2013	3	65	1,229	

TOTAL OB/XF 7,833

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	001200	C	STORE COMB	0	0006		94.00	215.00	21,162.00	SF		1.00	1.00	1.00	4.00	4.00	84,648							

REVIEW DATE 02/25/2020 BY KKA Total Acres: 0.00 Total Land Value: 84,648 Market: 0 Agricultural: 0 Common: 84,648 PRINTED 08/02/2023 BY SYS

BLK 4 PT LOTS 2 & 3
IN OR 922/1311
BOOTHS SURVEY PBK 1/29

BAKER JOHN GARY/
P O BOX 1177
CALLAHAN, FL 32011-0347

2023

29-2N-25-3120-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

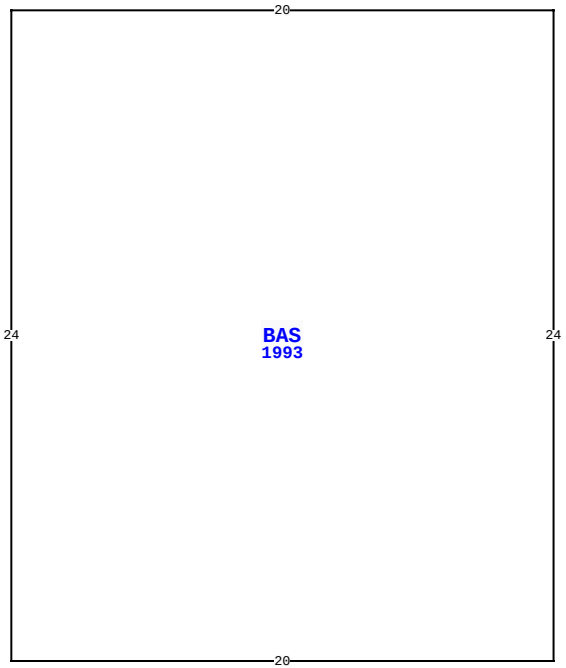
DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	34,429
TOTALS	480		480	34,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	480	117.7000	88.28	42,374	1975	1975	0	0	0	18.75	81.25

2 SFR RENTAL – 0% - 0 Heated Area: 480 HX Base Yr



45328 GREEN ST, CALLAHAN

BLD DATE	02/25/2020	KKA	LGL DATE	
XF DATE	02/25/2020	KKA	LAND DATE	02/25/2020 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	211,869
TOTAL MARKET OB/XF VALUE	7,833
TOTAL LAND VALUE - MARKET	84,648
TOTAL MARKET VALUE	304,350
SOH/AGL Deduction	36,983
ASSESSED VALUE	267,367
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,367
TOTAL JUST VALUE	304,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0922/1311	3/06/2000	QC	U	I	01	100
GRANTOR: CALLAHAN INVESTMENTS						
GRANTEE: BAKER JOHN GARY						
0886/1900	6/14/1999	QC	U	I	06	100
GRANTOR: BRIDGES BOBBY						
GRANTEE: BAKER JOHN GARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S24 E20 N24 $. 10E12 $ W16 S24 E20 N24 $
.

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 02/25/2020 BY KKA Total Acres: 0.00 Total Land Value: 84,648 Market: 0 Agricultural: 0 Common: 84,648 PRINTED 08/02/2023 BY SYS

BLK 4 PT LOTS 2 & 3
IN OR 922/1311
BOOTHS SURVEY PBK 1/29

BAKER JOHN GARY/
P O BOX 1177
CALLAHAN, FL 32011-0347

2023

29-2N-25-3120-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

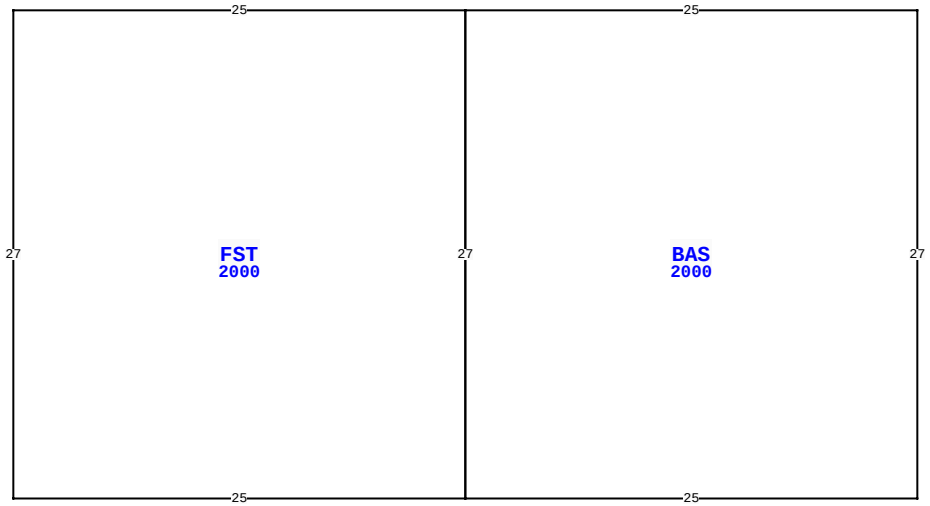
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	01	TYP WD 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	675	100	675	62,440
FST	675	50	338	31,266
TOTALS	1,350		1,013	93,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,013	78.9264	115.63	117,133	2000	2000	0	0	0	20.00	80.00

3 RETAILSTOR – 0% - 0 Heated Area: 675 HX Base Yr



45328 GREEN ST, CALLAHAN

BLD DATE	02/25/2020	KKA	LGL DATE	
XF DATE	02/25/2020	KKA	LAND DATE	02/25/2020 KKA
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	211,869
TOTAL MARKET OB/XF VALUE	7,833
TOTAL LAND VALUE - MARKET	84,648
TOTAL MARKET VALUE	304,350
SOH/AGL Deduction	36,983
ASSESSED VALUE	267,367
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,367
TOTAL JUST VALUE	304,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0922/1311	3/06/2000	QC	U	I	01	100
GRANTOR: CALLAHAN INVESTMENTS						
GRANTEE: BAKER JOHN GARY						
0886/1900	6/14/1999	QC	U	I	06	100
GRANTOR: BRIDGES BOBBY						
GRANTEE: BAKER JOHN GARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W25 FST=[YR=2000] W25 S27 E25 N27 $ S27 E25 N27 $.

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

REVIEW DATE 02/25/2020 BY KKA Total Acres: 0.00 Total Land Value: 84,648 Market: 0 Agricultural: 0 Common: 84,648 PRINTED 08/02/2023 BY SYS