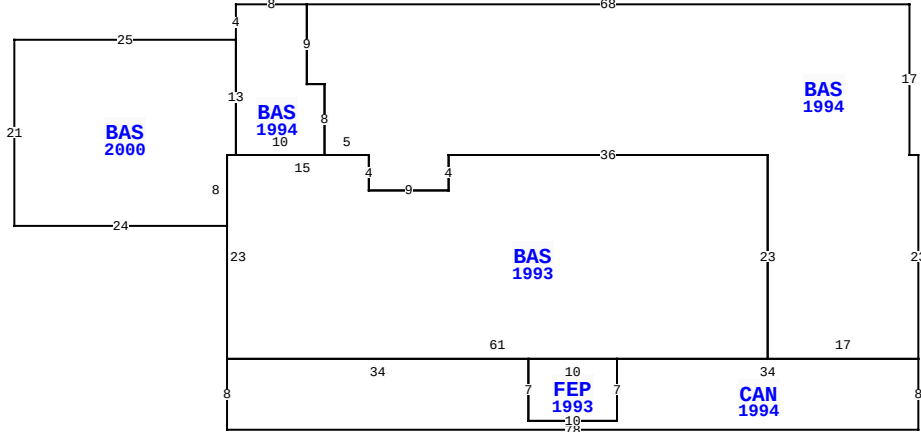


CRS CALLAHAN LLC
542500 US HWY 1
CALLAHAN, FL 32011

29-2N-25-3140-000A-0080

BUILDING CHARACTERISTICS CONSTRUCTION										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND	VALUATION SUMMARY										
Exterior Wall	18	CEMENT BRK 70								2101	04	3,825	107.9250	191.30	731,722	1954	1981	0	0	62.00	38.00	VALUATION BY STANDARD									
Exterior Wall	10	ABOVE AVG 30								1 RSTARANT 1 - 0% - 2023										Heated Area: 3659 HX Base Yr											
Roof Structur	04	WOOD TRUSS 100																		BUILDING MARKET VALUE 278,054											
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE 27,537											
Interior Wall	06	CUST PANEL 100																		TOTAL LAND VALUE - MARKET 203,880											
Interior Floo	14	CARPET 70																		TOTAL MARKET VALUE 509,471											
Interior Floo	11	CLAY TILE 30																		SOH/AGL Deduction 0											
Ceiling	01	FIN.SUSPD 100																		ASSESSED VALUE 509,471											
Air Condition	03	CENTRAL 100																		TOTAL EXEMPTION VALUE 0											
Heating Type	04	AIR DUCTED 100																		BASE TAXABLE VALUE 509,471											
Fixtures	16	100																		TOTAL JUST VALUE 509,471											
Frame	03	MASONRY 100																		NCON VALUE 0											
Story Height	11	100								INCOME VALUE																					
RMS	3	100								PREVIOUS YEAR MKT VALUE																					
Stories	1.	1. 100																													
Units	0	100																													
BUD8 Adjustme	01	DIST CA 100																													
Occupancy	00	NONE 100																													
Quality	02	Quality Level 02																													
DOR CODE	2100	RESTAURANTS/CAFE																													
MAP NUM		MKT AREA						07																							
NEIGHBORHOOD/LOC	7002.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,367	100	1,367	99,373																											
BAS	152	100	152	11,050																											
BAS	1,567	100	1,567	113,911																											
BAS	517	100	517	37,583																											
CAN	554	30	166	12,067																											
FEP	70	80	56	4,071																											
TOTALS	4,227		3,825	278,054																											
EXTRA FEATURES					542518 US HWY 1, CALLAHAN										BLD DATE 10/02/2020 KK					LGL DATE											
															XF DATE 10/02/2020 KK					LAND DATE											
															INC DATE					AG DATE											
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																
1	0446	BOX FNC 6'	0	0	0	0	25.00	LF	20.00		20.00	100	2015	2015	3	74	370														
2	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00		400.00	100	2000	2000	3	20	160														
3	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00		450.00	100	2010	2010	3	81	729														
4	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00		450.00	100	2005	2005	3	69	621														
5	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00		350.00	100	1990	1990	3	28	98														
6	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00		25.00	100	1990	1990	3	70	175														
7	0381	COOLER	0	0	16	8	128.00	SF	82.50		82.50	100	1986	1986	3	20	2,112														
8	0812	CONCRETE C	0	0	0	0	1,185.00	SF	4.00		4.00	100	1980	1980	3	35	1,659														
9	0803	ASPHALT C	0	0	0	0	19,909.00	SF	2.00		2.00	100	1980	1980	3	50	19,909														
10	0940	SHEDS/PORT	0	0	0	0	144.00	SF	30.00		30.00	100	1983	1983	3	20	864														
LAND DESCRIPTION					TOTAL OB/XF										26,697																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	002100	C	RESTAURANT	0		CI	0.00	0.00	84,950.00	SF		1.00	0.80	0.80	3.00	2.40	203,880														

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