BLOCK C LOTS 1 & 2
IN OR 2095/1053
N W RELEFORD SUB PB 2/31

BRADDOCK LISSA KEIGWIN
45206 MUSSELWHITE RD
CALLAHAN, FL 32011

2023

29-2N-25-3140-000C-0010

BUILDING CHARACTERISTICS

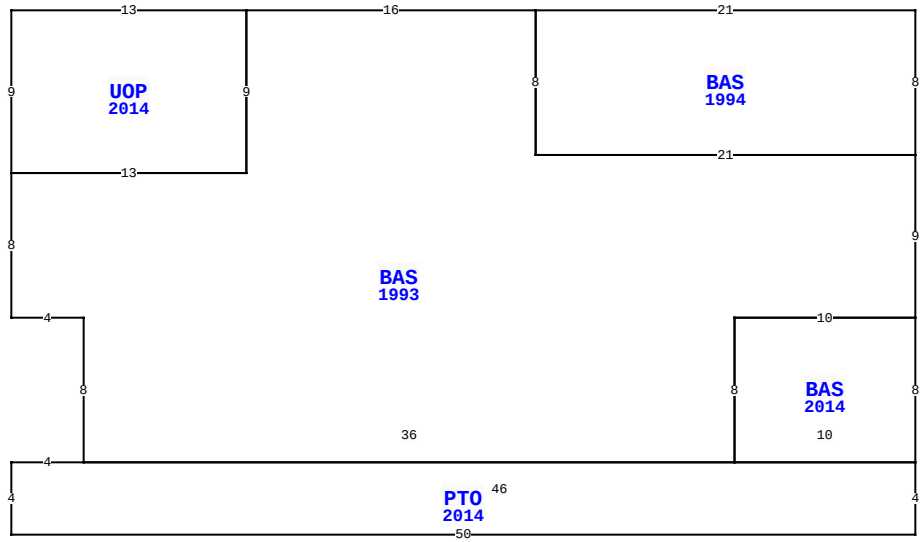
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 60
Interior Wall	01	MINIMUM 40
Interior Floo	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	853	100	853	11,797
BAS	168	100	168	2,323
BAS	80	100	80	1,106
PTO	200	5	10	138
UOP	117	20	23	318
TOTALS	1,418		1,134	15,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	1,134	63.5906	69.15	78,416	1968	1968	0	0	0	80.00	20.00

1 CONVESTORE – 0% - 0 Heated Area: 1101 HX Base Yr



542452 US HWY 1, CALLAHAN

BLD DATE	02/17/2022 KK	LGL DATE	
XF DATE	02/17/2022 KK	LAND DATE	02/17/2022 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	15,683
TOTAL MARKET OB/XF VALUE	18,136
TOTAL LAND VALUE - MARKET	78,941
TOTAL MARKET VALUE	112,760
SOH/AGL Deduction	0
ASSESSED VALUE	112,760
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,760
TOTAL JUST VALUE	112,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2234	H/AC	13,000	08/31/1988
2128	N/A	5,000	03/30/1987
2123	N/A	2,500	03/13/1987
2119	N/A	1,500	03/03/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2095/1053	1/19/2017	QC	U	I	11	100
GRANTOR: ROHE ERIN PA						
GRANTEE: BRADDOCK LISSA KEIG						
1842/1432	8/01/2010	QC	U	I	11	100
GRANTOR: BRADDOCK RONALD D ETA						
GRANTEE: ROHE ERIN PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W21 BAS=[YR=1993] W16 UOP=[YR=2014] W13 S9 E13 N9$ S9 W13 S8 E4 S8 PTO=[YR=2014] W4 S4 E50 N4 W46$ E36 BAS=[YR=2014] E10 N8 W10 S8$ N8 E10 N9 W21 N8$ S8 E21 N8$.

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
2	0803	ASPHALT C	0	0	0	0	3,044.00	SF	2.00	2.00	100	1980	1980	3	50	3,044	
3	0812	CONCRETE C	0	0	59	36	2,124.00	SF	4.00	4.00	100	2004	2004	3	86	7,307	
4	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	1,012	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1980	1980	3	20	60	
8	4950	BOLLARD	0	0	0	0	1.00	UT	100.00	100.00	100	1980	1980	3	100	100	
9	0524	PUMP ISLND	0	0	3	6	18.00	SF	4.50	4.50	100	1980	1980	3	75	61	
15	4310	CANOPIES F	0	0	60	24	1,440.00	UT	22.75	22.75	100	1993	1993	3	20	6,552	

LAND DESCRIPTION

TOTAL OB/XF 18,136

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	001410	C	CONV STORE	0	0004	CI	0.00	0.00	9,776.00	SF		1.00	0.85	0.85	9.50	8.08	78,941							

REVIEW DATE 02/17/2022 BY KK Total Acres: 0.00 Total Land Value: 78,941 Market: 0 Agricultural: 0 Common: 78,941 PRINTED 08/02/2023 BY SYS