

EH CALLAHAN LLC/YULEE TWO LAND TRUST
13553 ATLANTIC BLVD STE 201
JACKSONVILLE, FL 32225

29-2N-25-3160-0004-0013

[illegible]

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BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05
AVERAGE 50

Exterior Wall

15
CONC BLOCK 50

Roof Structure

03
GABLE/HIP 100

Roof Cover

03
COMP SHNGL 100

Interior Wall

04
PLYWOOD 100

Interior Floor

14
CARPET 90

Interior Floor

08
SHT VINYL 10

Air Condition

03
CENTRAL 100

Heating Type

04
AIR DUCTED 100

Bedrooms

2 100

Bathrooms

2 100

Frame Stories Units

02
WOOD FRAME 100
2. 100
0 100

BUD8 Adjustme Occupancy

01
DIST CA 100
00 NONE 100

Quality

02
Quality Level 02

DOR CODE

2800
PARKING/MH LOT

MAP NUM

MKT AREA

07

NEIGHBORHOOD/LOC

1290.100

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

GOF

264

125

330

12,014

HXB

704

100

704

25,631

HXC

476

25

119

4,332

HXG

264

55

145

5,279

HXP

92

30

28

1,019

HXP

208

30

62

2,257

TOTALS

2,008

1,388

50,533

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PNTS

REPL. COST NEWAYB

EYBECONFNCT

APNORM% COND

010001

1,388

102.1250

92.17

127,932

1977

1977

0

40

20.50

39.50

2 SINGLE FAM - 0% - 2023

Heated Area: 968

HX Base Yr

Diagram showing building footprint with dimensions and area calculations.

BLD DATE

XF DATE

INC 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

120351

CARPORT MT

0

0

14

29

406.00

SF

10.00

10.00

100

2003

2003

3

22

893

131242

WD DECK A

0

0

10

20

200.00

SF

10.00

10.00

100

1999

1999

3

20

400

140751

UOP

0

0

12

8

96.00

SF

10.00

10.00

100

1999

1999

3

28

269

151242

WD DECK A

0

0

5

6

30.00

SF

10.00

10.00

100

1999

1999

3

20

60

161242

WD DECK A

0

0

8

8

64.00

SF

10.00

10.00

100

1999

1999

3

20

128

171242

WD DECK A

0

0

5

6

30.00

SF

10.00

10.00

100

1999

1999

3

20

60

181242

WD DECK A

0

0

4

8

32.00

SF

10.00

10.00

100

1999

1999

3

20

64

191242

WD DECK A

0

0

8

12

96.00

SF

10.00

10.00

100

1999

1999

3

20

192

200751

UOP

0

0

8

12

96.00

SF

10.00

10.00

100

1999

1999

3

28

269

LAND DESCRIPTION

TOTAL OB/XF

2,335

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

REVIEW DATE

06/11/2021

BY

KBA

Total Acres: 0.00

Total Land Value: 651,644

Market: 0

Agricultural: 0

Common: 651,644

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 1

Tax Dist:

STANDARD

BUILDING MARKET VALUE

50,633

TOTAL MARKET OB/XF VALUE

53,909

TOTAL LAND VALUE - MARKET

651,644

TOTAL MARKET VALUE

756,186

SOH/AGL Deduction

0

ASSESSED VALUE

756,186

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

756,186

TOTAL JUST VALUE

756,186

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

466,768

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2601/0712

11/07/2022

SW Q

I

01

900,000

GRANTOR: CATO JOHN W III

GRANTEE: EH CALLAHAN LLC & Y

0721/0145

12/30/1994

WD U

I

01

127,000

GRANTOR: MANNING CLAIRE P P/R/

GRANTEE: CATO JOHN W III

BUILDING NOTES

BUILDING DIMENSIONS

GOF=[YR=1993] W11 HXG=[YR=1993] W11 S9 HXC=[YR=1993] W4 S31 E26 N16 W22 N15 \$ S15 E11 N24 \$ S24 E11 N24 \$ PTR= E20 HXB=[YR=1993] E22 S32 HXP=[YR=1993] S8 W26 N8 HXP=[YR=1993] N23 E4 S23 W4 \$ E26 \$ W22 N32 \$ W20 \$.