PT GOVT LOT 1 OF SEC 32-2N-25E
IN OR 285/212 & ESMT IN
OR 290/693

WHIDDEN LOREN G
541703 US HWY 1
CALLAHAN, FL 32011

2023

32-2N-25-0000-0007-0000

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	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

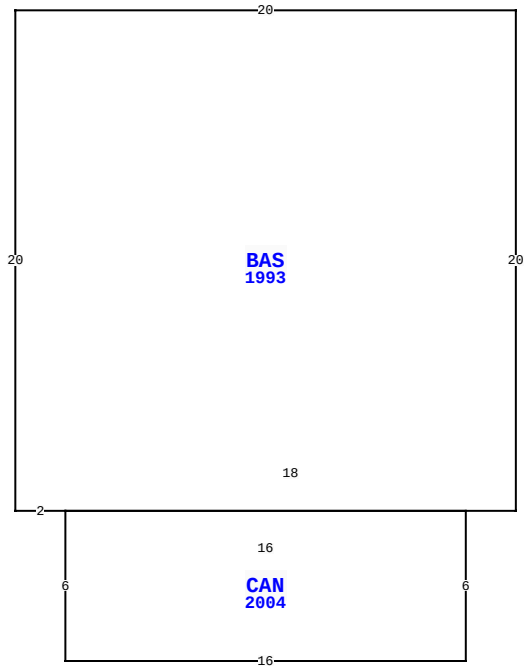
DOR CODE	2700 VEH SALE/REPAIR
MAP NUM	
MKT AREA	08
NEIGHBORHOOD/LOC	1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	31,437
CAN	96	30	29	2,279
TOTALS	496		429	33,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	429	106.4385	151.14	64,839	1984	1986	0	0	0	48.00	52.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 400 HX Base Yr



541703 US HWY 1, CALLAHAN

BLD DATE	02/11/2020	KKA	LGL DATE	
XF DATE	02/11/2020	KKA	LAND DATE	02/11/2020 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	289,712
TOTAL MARKET OB/XF VALUE	38,203
TOTAL LAND VALUE - MARKET	49,550
TOTAL MARKET VALUE	377,465
SOH/AGL Deduction	124,159
ASSESSED VALUE	253,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,306
TOTAL JUST VALUE	377,465
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21410	ADDITION	46,000	05/01/2008
E20799	ELEC OTHER	0	05/01/2008
6881	CHNGE SRVC	500	08/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0285/0212	2/01/1979	WD	Q	I		16,200
GRANTOR:						
GRANTEE:						
0105/0323	1/01/1970	TA	U	I		30,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S20 E2 CAN=[YR=2004] S6 E16 N6 W16$ E18 N20$.

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	0811	CONCRETE B	0	0	0	0	780.00	SF	5.20	5.20	100	1982	1982	3	41	1,663	
2	0803	ASPHALT C	0	0	0	0	14,993.00	SF	2.00	2.00	100	1986	1986	3	50	14,993	
3	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1986	1986	3	25	633	
6	0430	CL FNC 6B	0	0	0	0	1,250.00	LF	9.70	9.70	100	1984	1984	3	22	2,668	
7	0422	CL FNC 4'	0	0	0	0	155.00	LF	15.00	15.00	100	1986	1986	3	24	558	
8	0510	GARAGE WD-	0	0	16	20	320.00	SF	35.00	35.00	100	1994	1994	3	23	2,576	
9	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	1986	1986	3	62	140	
10	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1986	1986	3	24	180	
11	0812	CONCRETE C	0	0	0	0	1,062.00	SF	4.00	4.00	100	1996	1996	3	73	3,101	
13	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00	50.00	100	1990	1990	3	20	300	

TOTAL OB/XF 26,812

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	002500	C	SRVC SHOPS	0	0004	CI	0.00	0.00	56,628.00	SF		1.00	1.00	0.70	1.25	0.88	49,550							

REVIEW DATE 02/11/2020 BY KKA Total Acres: 0.00 Total Land Value: 49,550 Market: 0 Agricultural: 0 Common: 49,550 PRINTED 08/02/2023 BY SYS

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IN OR 285/212 & ESMT IN
OR 290/693

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541703 US HWY 1
CALLAHAN, FL 32011

2023

32-2N-25-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

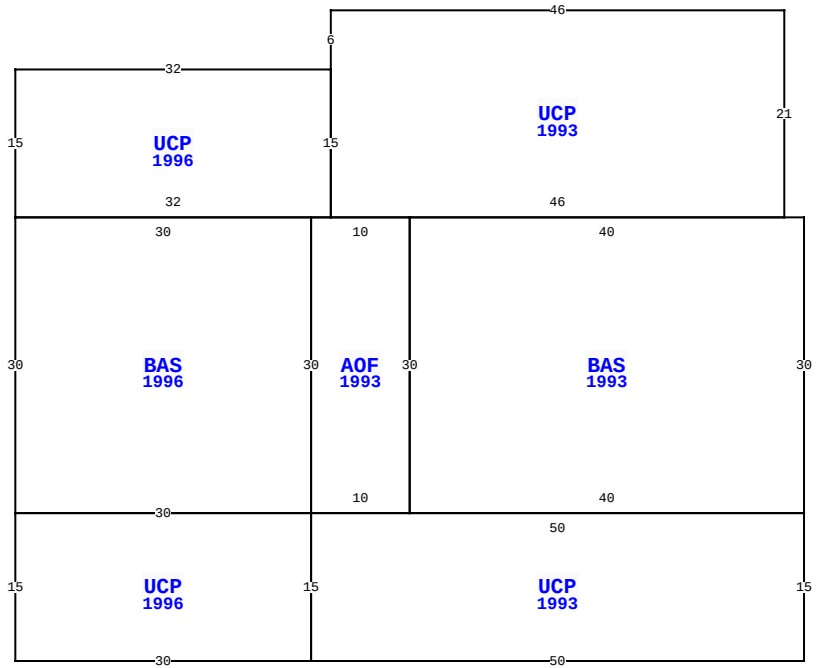
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	300	185	555	18,845
BAS	1,200	100	1,200	40,746
BAS	900	100	900	30,560
UCP	750	40	300	10,187
UCP	966	40	386	13,107
UCP	450	40	180	6,112
UCP	480	40	192	6,520
TOTALS	5,046		3,713	126,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	3,713	76.9567	67.91	252,150	1979	1985	0	0	0	50.00	50.00

2 SERV SHOP - 0% - 0 Heated Area: 2400 HX Base Yr



541703 US HWY 1, CALLAHAN

BLD DATE	02/11/2020	KKA	LGL DATE	
XF DATE	02/11/2020	KKA	LAND DATE	02/11/2020 KKA
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	289,712
TOTAL MARKET OB/XF VALUE	38,203
TOTAL LAND VALUE - MARKET	49,550
TOTAL MARKET VALUE	377,465
SOH/AGL Deduction	124,159
ASSESSED VALUE	253,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,306
TOTAL JUST VALUE	377,465
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0285/0212	2/01/1979	WD	Q	I		16,200
GRANTOR:						
GRANTEE:						
0105/0323	1/01/1970	TA	U	I		30,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W46 S6 UCP=[YR=1996] W32 S15 BAS=[YR=1996] S30 UCP=[YR=1996] S15 E30 UCP=[YR=1993] E50 N15 BAS=[YR=1993] N30 W40 AOF=[YR=1993] W10 S30 E10 N30$ S30 E40$ W50 S15$ N15 W30$ E30 N30 W30$ E32 N15$ S15 E46 N21$.

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
14	7100	SPRAY BTH	0	0	0	0	1.00	UT	12,500.00	12,500.00	100	1990	1990	3	20	2,500	
15	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1985	1985	3	20	240	
16	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1988	1988	3	20	160	
17	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1990	1990	3	20	240	
18	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	1996	1996	3	20	320	
19	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2005	2005	3	27	972	
20	0510	GARAGE WD-	0	0	18	18	324.00	SF	35.00	35.00	100	2005	2005	3	44	4,990	
21	0092	AUTO GATE	0	0	0	0	1.00	UT	4,375.00	4,375.00	100	2009	2009	3	45	1,969	

LAND DESCRIPTION

TOTAL OB/XF 11,391

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 02/11/2020 BY KKA Total Acres: 0.00 Total Land Value: 49,550 Market: 0 Agricultural: 0 Common: 49,550 PRINTED 08/02/2023 BY SYS

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IN OR 285/212 & ESMT IN
OR 290/693

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CALLAHAN, FL 32011

2023

32-2N-25-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

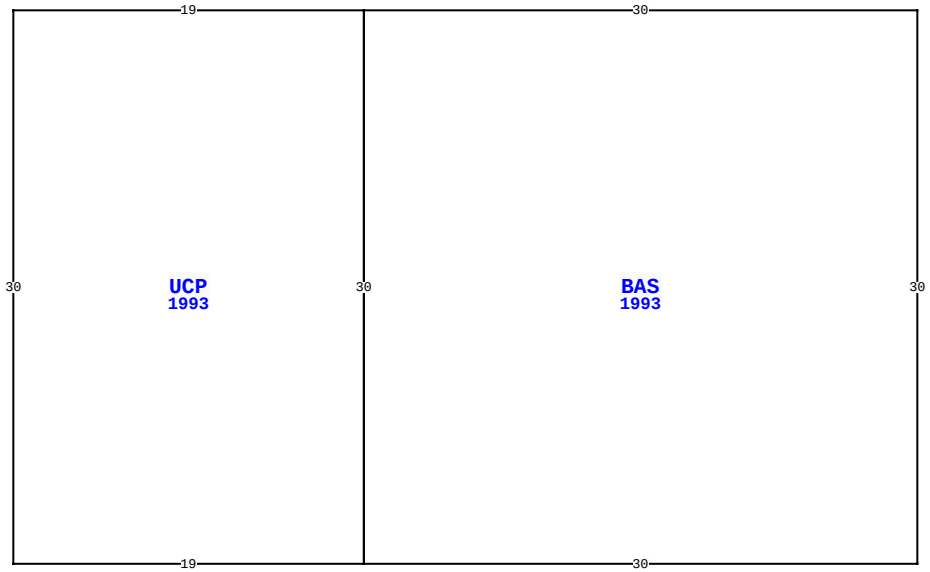
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		13 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	38,537
UCP	570	40	228	9,762
TOTALS	1,470		1,128	48,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	1,128	85.1189	75.12	84,735	1988	1988	0	0	0	43.00	57.00

3 SERV SHOP – 0% - 0 Heated Area: 900 HX Base Yr



541703 US HWY 1, CALLAHAN

BLD DATE	02/11/2020	KKA	LGL DATE	
XF DATE	02/11/2020	KKA	LAND DATE	02/11/2020 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	289,712
TOTAL MARKET OB/XF VALUE	38,203
TOTAL LAND VALUE - MARKET	49,550
TOTAL MARKET VALUE	377,465
SOH/AGL Deduction	124,159
ASSESSED VALUE	253,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,306
TOTAL JUST VALUE	377,465
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0285/0212	2/01/1979	WD	Q	I		16,200
GRANTOR:						
GRANTEE:						
0105/0323	1/01/1970	TA	U	I		30,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 UCP=[YR=1993] W19 S30 E19 N30 $ S30 E30 N30 $.

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 02/11/2020 BY KKA Total Acres: 0.00 Total Land Value: 49,550 Market: 0 Agricultural: 0 Common: 49,550 PRINTED 08/02/2023 BY SYS

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2023

32-2N-25-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

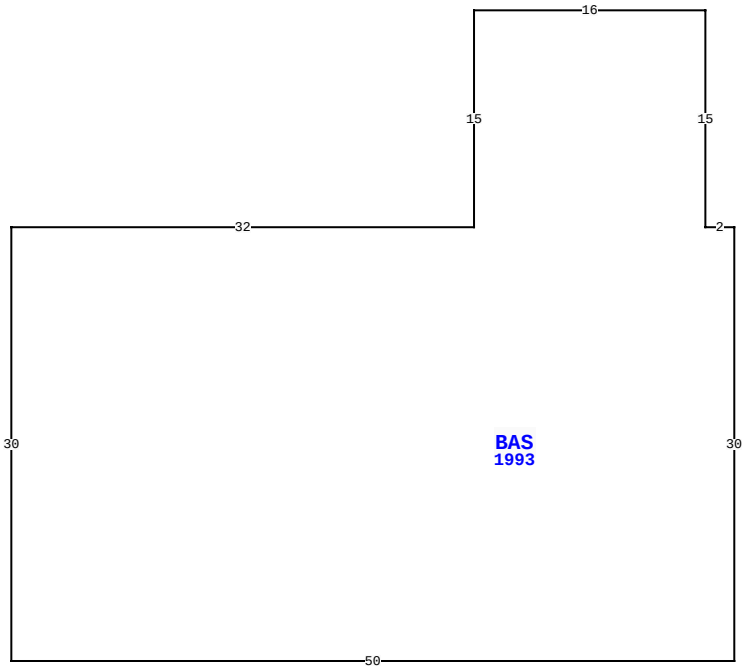
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		13 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1,740	81,622
TOTALS	1,740		1,740	81,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	1,740	85.7363	75.66	131,648	1990	1990	0	0	0	38.00	62.00

4 SERV SHOP – 0% - 0 Heated Area: 1740 HX Base Yr



541703 US HWY 1, CALLAHAN

BLD DATE	02/11/2020	KKA	LGL DATE		
XF DATE	02/11/2020	KKA	LAND DATE	02/11/2020	KKA
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	289,712
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ASSESSED VALUE	253,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,306
TOTAL JUST VALUE	377,465
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0285/0212	2/01/1979	WD	Q	I		16,200
GRANTOR:						
GRANTEE:						
0105/0323	1/01/1970	TA	U	I		30,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N15 W16 S15 W32 S30 E50 N30 $.

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 02/11/2020 BY KKA Total Acres: 0.00 Total Land Value: 49,550 Market: 0 Agricultural: 0 Common: 49,550 PRINTED 08/02/2023 BY SYS