



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	2	100
Frame	02	WOOD FRAME 100
Story Height	10	100
RMS	2	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	499	100	499	11,301
TOTALS	499		499	11,301

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	3,772.00	SF	4.00	4.00	
3	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	
4	1242	WD DECK A	0	0	6	11	66.00	SF	10.00	10.00	
5	0510	GARAGE WD-	0	0	18	20	360.00	SF	25.90	25.90	
6	1242	WD DECK A	0	0	35	4	140.00	SF	10.00	10.00	
7	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	
8	0446	BOX FNC 6'	0	0	0	0	71.00	LF	20.00	20.00	
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	
10	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	
11	0803	ASPHALT C	0	0	0	0	6,517.00	SF	2.00	2.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	002500	C	SRVC SHOPS	0	0004	CI	0.00	0.00	49,222.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1709	04	499	87.7800	75.49	37,670	1989	1989	0	0	0 70.00	30.00
1 MH OFFICE - 0% - 0											
Heated Area: 499											
HX Base Yr											
BAS 2001											

541735 US HWY 1, CALLAHAN	BLD DATE 05/06/2022	HS	LGL DATE	
	XF DATE 05/06/2022	KK	LAND DATE	05/06/2022
	INC DATE		AG DATE	HS

TOTAL OB/XF											
32,475											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		140,211	
TOTAL MARKET OB/XF VALUE		34,027	
TOTAL LAND VALUE - MARKET		61,528	
TOTAL MARKET VALUE		235,766	
SOH/AGL Deduction		55,051	
ASSESSED VALUE		180,715	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		180,715	
TOTAL JUST VALUE		235,766	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		164,286	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001685	XFOB-STORAGE BLDG	92,304	03/19/2020
E24983	NEW CONSTR	0	04/01/2012
B25792	XFOB	26,622	03/01/2012
R12847	REPAIR/RRF	1,000	03/01/2012
B995683	MH MOVE-ON	24,960	01/01/1999
8079	ADDITION	20,971	05/13/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2019/1232	12/11/2015	WD	Q	I	01
GRANTOR: SELF EMMA JEAN					
GRANTEE: 541735 US HIGHWAY 1					
0435/0766	9/30/1984	WD	U	V	100
GRANTOR: HIGGINS WALTER R & JU					
GRANTEE: SELF SHERRIL LEE &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W42 S12 E25 U1 R1 E5 S1 E11 N12\$.											

LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common: 61,528
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