PT GOVT LOT 1 & PT OF SE1/4 OF
SEC 32-2N-25E IN OR 2386/753

L & D REALTY CAPITAL LLC
P O BOX 313
CALLAHAN, FL 32011

2023

32-2N-25-0000-0009-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

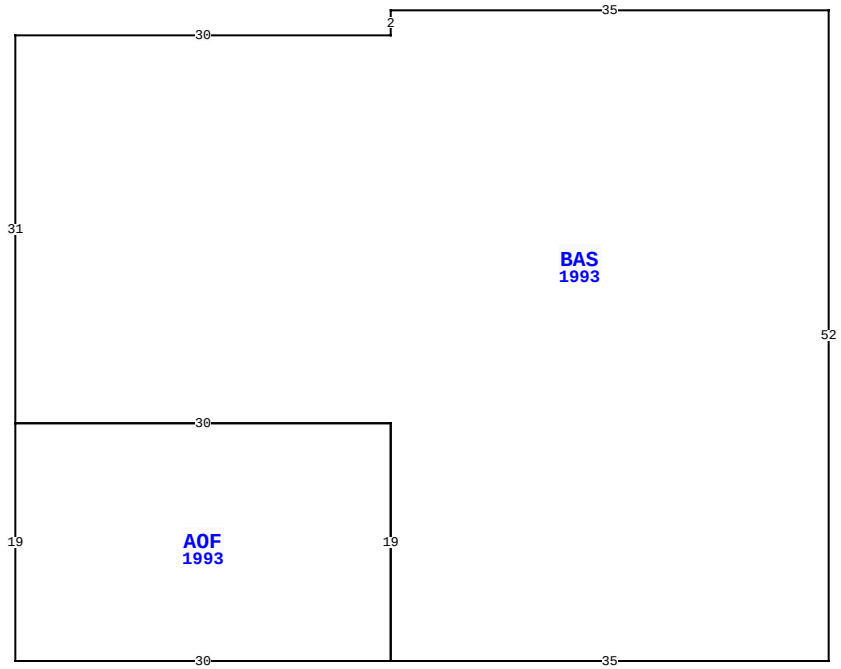
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	24	CORG METAL 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	02	WOOD FRAME 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	2500	REPAIR SERVICE
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	570	185	1,054	29,359
BAS	2,750	100	2,750	76,602
TOTALS	3,320		3,804	105,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	3,804	63.1292	55.71	211,921	1971	1981	0	0	0	50.00	50.00

1 SERV SHOP – 0% - 0 Heated Area: 3320 HX Base Yr



541661 US HWY 1, CALLAHAN

BLD DATE	04/27/2022	KK	LGL DATE	
XF DATE	04/27/2022	KK	LAND DATE	04/27/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	105,960
TOTAL MARKET OB/XF VALUE	20,906
TOTAL LAND VALUE - MARKET	55,539
TOTAL MARKET VALUE	182,405
SOH/AGL Deduction	44,380
ASSESSED VALUE	138,025
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,025
TOTAL JUST VALUE	182,405
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2386/0753	8/24/2020	WD	U	I	30	69,000
GRANTOR: B.S.C.M. INC						
GRANTEE: L & D REALTY CAPITA						
2232/0327	10/18/2018	WD	Q	I	01	100,000
GRANTOR: HOLLEY MARCUS W						
GRANTEE: B.S.C.M. INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S2 W30 S31 AOF=[YR=1993] S19 E30 N19 W30$ E30 S19 E35 N52$.

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
4	0473	VF 3 RAIL	0	0	0	0	66.00	LF	7.50	7.50	100	1997	1997	3	45	223	
5	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	1985	1985	3	20	320	
7	0810	CONCRETE A	0	0	17	11	187.00	SF	6.50	6.50	100	1990	1990	3	62	754	
8	0803	ASPHALT C	0	0	0	0	10,894.00	SF	2.00	2.00	100	2021	2021	3	90	19,609	

LAND DESCRIPTION

TOTAL OB/XF 20,906

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	44,431.00	SF		1.00	1.00	1.00	1.25	1.25	55,539							

REVIEW DATE 04/27/2022 BY KK Total Acres: 0.00 Total Land Value: 55,539 Market: 0 Agricultural: 0 Common: 55,539 PRINTED 08/02/2023 BY SYS