

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE		4840MINI STORAGE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC		8001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	832	100	832
			19,891
TOTALS	832		832
			19,891

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	832	122.6000	79.69	66,302	1991	1991	0	0	0	70.00	30.00
1 M/H 93- - 0% - 0 Heated Area: 832 HX Base Yr												
BLD DATE 05/13/2022 KK LGL DATE XF DATE 05/13/2022 HS LAND DATE 05/13/2022 HS INC DATE AG DATE												

NASSAU COUNTY PROPERTY				PAGE 1 of 7	6
VALUATION SUMMARY					
VALUATION BY				DIRECT_CAP	
Tax Group: 6				Tax Dist:	
BUILDING MARKET VALUE				0	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				0	
TOTAL MARKET VALUE				2,839,832	
SOH/AGL Deduction				1,496,699	
ASSESSED VALUE				1,343,133	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				1,343,133	
TOTAL JUST VALUE				2,839,832	
NCON VALUE				0	
INCOME VALUE				2,839,832	
PREVIOUS YEAR MKT VALUE				1,221,150	
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
19004604	NEW CONSTR	1,165,250	12/10/2019		
M12950	MECH OTHER	0	05/01/2007		
M12950	MECH OTHER	0	05/01/2007		
P11721	OTHER	0	11/01/2006		
C15874	CO ISSUED	76,160	08/01/2005		
C15875	CO ISSUED	167,400	08/01/2005		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/1524	11/04/2015	FJ	U	I	18	100
GRANTOR: RJC TRUCKING CO ETAL						
GRANTEE: FRANKLIN CARROL E &						
2006/0682	9/17/2015	SW	U	I	37	21,000
GRANTOR: CONWAY DELORIS M, BOB						
GRANTEE: FRANKLIN CARROL E &						

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
1	0803	ASPHALT C	0	0	0	39,725.00	SF	2.00	2.00	100	2001	2001	3	50	39,725	
2	0819	CONC 12"	0	0	522	2	SF	9.50	9.50	100	2001	2001	3	82	8,133	
3	0819	CONC 12"	0	0	545	3	SF	9.50	9.50	100	2001	2001	3	82	12,737	
4	0461	IRON FENCE	0	0	417	7	SF	8.50	8.50	100	2001	2001	3	86	21,338	
5	0466	FNC GT 20'	0	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	58	696	
6	0430	CL FNC 6B	0	0	0	98.00	LF	9.70	9.70	100	2001	2001	3	58	551	
7	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	58	348	
8	0464	FNC GT 10'	0	0	0	2.00	UT	350.00	350.00	100	2001	2001	3	58	406	
9	0430	CL FNC 6B	0	0	0	587.00	LF	9.70	9.70	100	2001	2001	3	58	3,302	
10	0505	FLAGPOLE A	0	0	0	30.00	LF	50.00	50.00	100	2001	2001	3	20	300	

TOTAL OB/XF													87,536											
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
1	004800	C	WAREHOUSE	0	0004	CI	0.00	0.00	179,900.00	SF		1.00	1.00	1.00	1.25	1.25	224,875							
2	009630	C	SWAMP	0	0004	CI	0.00	0.00	1.28	AC		1.00	1.00	1.00	500.00	500.00	640							

BUILDING NOTES												
BAS=[YR=1993] W32 S26 E32 N26 \$ .												

BUILDING DIMENSIONS												
BAS=[YR=1993] W32 S26 E32 N26 \$ .												

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	09	RIDGE 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		9 100	
RMS		70 100	
Stories	1.	1. 100	
Class	00	. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	02	Quality Level 02	
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
AOF	4,500	185	8,325
BAS	1,950	100	1,950
BAS	2,550	100	2,550
TOTALS	9,000		12,825
			197,861

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
4804	06	12,825	64.0503	26.26	336,784	2001	2001	15	0	0	26.25	58.75																
2 MINI WAREH - 0% - 0																												
Heated Area: 9000 HX Base Yr																												
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>05/13/2022</th> <th>KK</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>05/13/2022</th> <th>HS</th> <th>LAND DATE</th> <th>05/13/2022</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>														BLD DATE	05/13/2022	KK	LGL DATE		XF DATE	05/13/2022	HS	LAND DATE	05/13/2022	INC DATE			AG DATE	
BLD DATE	05/13/2022	KK	LGL DATE																									
XF DATE	05/13/2022	HS	LAND DATE	05/13/2022																								
INC DATE			AG DATE																									

NASSAU COUNTY PROPERTY		PAGE 2 of 7	6
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		0	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		2,839,832	
SOH/AGL Deduction		1,496,699	
ASSESSED VALUE		1,343,133	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,343,133	
TOTAL JUST VALUE		2,839,832	
NCON VALUE		0	
INCOME VALUE		2,839,832	
PREVIOUS YEAR MKT VALUE		1,221,150	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C15876	CO ISSUED	167,400	08/01/2005
B15874	NEW CONSTR	76,160	08/01/2005
B15875	NEW CONSTR	167,400	08/01/2005
B15876	NEW CONSTR	167,400	08/01/2005
E15628	ELEC OTHER	2,400	08/01/2005
E15629	ELEC OTHER	1,800	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/1524	11/04/2015	FJ	U	I	18	100
GRANTOR: RJC TRUCKING CO ETAL						
GRANTEE: FRANKLIN CARROL E &						
2006/0682	9/17/2015	SW	U	I	37	21,000
GRANTOR: CONWAY DELORIS M, BOB						
GRANTEE: FRANKLIN CARROL E &						

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
11	0811	CONCRETE B	0	0	0	0	842.00	SF	5.20	5.20	100	2001	2001	3	82	3,590	
12	4950	BOLLARD	0	0	0	0	22.00	UT	100.00	100.00	100	2001	2001	3	100	2,200	
13	0753	UEP	0	0	0	0	28.00	SF	22.00	22.00	100	2001	2001	3	30	185	
14	0940	SHEDS/PORT	0	0	18	8	144.00	SF	45.00	45.00	100	2005	2005	3	27	1,750	
16	0803	ASPHALT C	0	0	0	0	18,148.00	SF	2.00	2.00	100	2007	2007	3	62	22,504	
17	0649	LIGHTS-GD	0	0	0	0	20.00	SF	225.00	225.00	100	2001	2001	3	20	900	
18	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2008	2008	3	93	23	
19	0810	CONCRETE A	0	0	11	8	88.00	SF	6.50	6.50	100	2008	2008	3	90	515	
20	0803	ASPHALT C	0	0	0	0	5,873.00	SF	2.00	2.00	100	2021	2021	3	90	10,571	
TOTAL OB/XF																42,238	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2001] W150 S10 AOF=[YR=2001] S40 BAS=[YR=2001] S10 E150 N10 W30 N5 W90 S5 W30 \$ E30 N5 E90 S5 E30 N40 W30 S10 W30 S5 W30 N5 W30 N10 W30 \$ E30 S10 E30 S5 E30 N5 E30 N10 E30 N10 \$ .			

LAND DESCRIPTION														TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	09	RIDGE 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		9 100	
RMS		70 100	
Stories	1.	1. 100	
Class	00	. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	02	Quality Level 02	
DOR CODE	4840 MINI STORAGE		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
AOF	4,500	185	8,325
BAS	1,950	100	1,950
BAS	2,550	100	2,550
TOTALS	9,000		12,825
			197,861

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4804	06	12,825	64.0503	26.26	336,784	2001	2001	15	0	26.25	58.75		
3 MINI WAREH - 0% - 0 Heated Area: 9000 HX Base Yr													
BLD DATE 05/13/2022 KK LGL DATE XF DATE 05/13/2022 HS LAND DATE 05/13/2022 HS INC DATE AG DATE													

NASSAU COUNTY PROPERTY		PAGE 3 of 7	6
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		0	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		2,839,832	
SOH/AGL Deduction		1,496,699	
ASSESSED VALUE		1,343,133	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,343,133	
TOTAL JUST VALUE		2,839,832	
NCON VALUE		0	
INCOME VALUE		2,839,832	
PREVIOUS YEAR MKT VALUE		1,221,150	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15630	ELEC OTHER	1,300	08/01/2005
R08107	REPAIR/RRF	2,500	08/01/2005
R08108	REPAIR/RRF	3,500	08/01/2005
R08109	REPAIR/RRF	3,500	08/01/2005
B007105	NEW CONSTR	225,000	05/01/2000
7641	NEW CONSTR	117,400	10/28/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2012/1524	11/04/2015	FJ	U	I	18	100
GRANTOR: RJC TRUCKING CO ETAL						
GRANTEE: FRANKLIN CARROL E &						
2006/0682	9/17/2015	SW	U	I	37	21,000
GRANTOR: CONWAY DELORIS M, BOB						
GRANTEE: FRANKLIN CARROL E &						

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
541468 US HWY 1, CALLAHAN																
TOTALS 0																

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2001] W150 S10 AOF=[YR=2001] S40 BAS=[YR=2001] S10 E150 N10 W30 N5 W90 S5 W30 \$ E30 N5 E90 S5 E30 N40 W30 S10 W30 S5 W30 N5 W30 N10 W30 \$ E30 S10 E30 S5 E30 N5 E30 N10 E30 N10 \$ .													

LAND DESCRIPTION														TOTAL OB/XF													
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			

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE 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	03	MASONRY 100
Story Height		10 100
RMS		29 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4840 MINI STORAGE	
MAP NUM	MKT AREA	08
NEIGHBORHOOD/LOC	8001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	5,436	100
TOTALS	5,436	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4		MINI WAREH - 0%	0									
				Heated Area: 5436								
					HX Base Yr							
TOTALS	5,436	5,436	143,102									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 4 of 7
VALUATION BY		DIRECT_CAP	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			0
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			2,839,832
SOH/AGL Deduction			1,496,699
ASSESSED VALUE			1,343,133
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,343,133
TOTAL JUST VALUE			2,839,832
NCON VALUE			0
INCOME VALUE			2,839,832
PREVIOUS YEAR MKT VALUE			1,221,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8721	MH MOVE-ON	22,000	10/28/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/1524	11/04/2015	FJ	U	I	18	100
GRANTOR: RJC TRUCKING CO ETAL						
GRANTEE: FRANKLIN CARROL E &						
2006/0682	9/17/2015	SW	U	I	37	21,000
GRANTOR: CONWAY DELORIS M, BOB						
GRANTEE: FRANKLIN CARROL E &						

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	% COND
541468 US HWY 1, CALLAHAN														
TOTALS														

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2007] W151S36E151N36S.		

LAND DESCRIPTION										TOTAL OB/XF														
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



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	09	RIDGE 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	03	MASONRY	100
Story Height		10	100
RMS		29	100
Stories	1.	1.	100
Class	00	.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	4840 MINI STORAGE		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	5,436	100	5,436
			SUBAREA MARKET VALUE
			143,102
TOTALS	5,436		5,436
			143,102

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4804	06	5,436	79.0133	32.40	176,126	2007	2007	0	0	0	18.75	81.25	
5 MINI WAREH - 0% - 0 Heated Area: 5436 HX Base Yr													

BLD DATE	05/13/2022	KK	LGL DATE	
XF DATE	05/13/2022	HS	LAND DATE	05/13/2022
INC DATE			AG DATE	

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
541468 US HWY 1, CALLAHAN																
TOTALS 0																

NASSAU COUNTY PROPERTY PAGE 5 of 7 6

VALUATION SUMMARY		DIRECT_CAP
VALUATION BY		
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		2,839,832
SOH/AGL Deduction		1,496,699
ASSESSED VALUE		1,343,133
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,343,133
TOTAL JUST VALUE		2,839,832
NCON VALUE		0
INCOME VALUE		2,839,832
PREVIOUS YEAR MKT VALUE		1,221,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/1524	11/04/2015	FJ	U	I	18	100
GRANTOR: RJC TRUCKING CO ETAL						
GRANTEE: FRANKLIN CARROL E &						
2006/0682	9/17/2015	SW	U	I	37	21,000
GRANTOR: CONWAY DELORIS M, BOB						
GRANTEE: FRANKLIN CARROL E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W151S36E151N36S.

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
TOTAL OB/XF 0																								

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	CORK/VTILE	100
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		5	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		4	100
Stories	1.	1.100	
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	4840MINI STORAGE		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	945	100	945
FOP	210	30	63
			SUBAREA MARKET VALUE
			116,408
			7,761
TOTALS	1,155		1,008
			124,168

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1701	04	1,008	96.3900	136.87	137,965	2008	2008	0	0	0	10.00	90.00		
6 OFFICE 1&2 - 0% - 0														
Heated Area: 945 HX Base Yr														
541468 US HWY 1, CALLAHAN														
BLD DATE		05/13/2022		KK		LGL DATE		05/13/2022		HS				
XF DATE		05/13/2022		HS		LAND DATE								
INC DATE						AG DATE								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 6 of 7
VALUATION BY			DIRECT_CAP
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			0
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			2,839,832
SOH/AGL Deduction			1,496,699
ASSESSED VALUE			1,343,133
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,343,133
TOTAL JUST VALUE			2,839,832
NCON VALUE			0
INCOME VALUE			2,839,832
PREVIOUS YEAR MKT VALUE			1,221,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2012/1524	11/04/2015	FJ	U	I	18	100
GRANTOR: RJC TRUCKING CO ETAL						
GRANTEE: FRANKLIN CARROL E &						
2006/0682	9/17/2015	SW	U	I	37	21,000
GRANTOR: CONWAY DELORIS M, BOB						
GRANTEE: FRANKLIN CARROL E &						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2008] W35S27FOP=[YR=2008] S6E35N6 W35E35N27\$.													

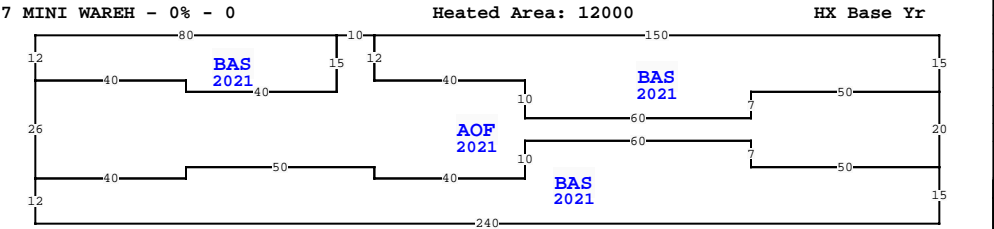
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			



ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floor	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		9 100
RMS		82 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4804	06	15,902	77.3245	31.70	504,093	2021	2021	0	0	0	98.75



Quality	04	Quality Level 04		
DOR CODE	4840	MINI STORAGE		
MAP NUM		MKT AREA 08		
NEIGHBORHOOD/LOC	8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	4,590	185	8,492	265,831
BAS	1,080	100	1,080	33,808
BAS	2,550	100	2,550	79,825
BAS	3,780	100	3,780	118,328
TOTALS	12,000		15,902	497,792

541468 US HWY 1, CALLAHAN

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																								
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

NASSAU COUNTY PROPERTY		PAGE 7 of 7	6
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			0
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			2,839,832
SOH/AGL Deduction			1,496,699
ASSESSED VALUE			1,343,133
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,343,133
TOTAL JUST VALUE			2,839,832
NCON VALUE			0
INCOME VALUE			2,839,832
PREVIOUS YEAR MKT VALUE			1,221,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2012/1524	11/04/2015	FJ	U	I	18	100
GRANTOR: RJC TRUCKING CO ETAL						
GRANTEE: FRANKLIN CARROL E &						
2006/0682	9/17/2015	SW	U	I	37	21,000
GRANTOR: CONWAY DELORIS M, BOB						
GRANTEE: FRANKLIN CARROL E &						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2021] W150 AOF=[YR=2021] W10 BAS=[YR=2021] W80 S12 E40 S3 E40 N15\$ S15 W40 N3 W40 S26 BAS=[YR=2021] S12 E240 N15 W50 N7 W60 S10 W40 N3 W50 S3 W40\$ E40 N3 E50 S3 E40 N10 E60 S7 E50 N20 W50 S7 W60 N10 W40 N12\$ S12 E40 S10 E60 N7 E50 N15\$.