

PT OF LOT 1 (S-4)
IN OR 2318/625
ESMT OR 603/1092

LHM CALLAHAN LLC/
8405 PAPELON WAY
JACKSONVILLE, FL 32217

2023

37-1N-25-2940-0001-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	20	FACE BRICK 60	3301	04	2,572	106.7040	132.58	340,996	1961	1980		0	0	5	50.00	45.00	VALUATION BY STANDARD															
Exterior Wall	05	AVERAGE 40	1 BARS - 0% - 0										Heated Area: 1919										HX Base Yr									
Roof Structur	04	WOOD TRUSS 100																					Tax Group: 6 Tax Dist:									
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										290,017									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										13,891									
Interior Floor	11	CLAY TILE 100											TOTAL LAND VALUE - MARKET										61,420									
Ceiling	02	F.NOT SUS 100											TOTAL MARKET VALUE										365,328									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										4,157									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										361,171									
Fixtures	03	MASONRY 100											TOTAL EXEMPTION VALUE										0									
Frame													BASE TAXABLE VALUE										361,171									
Story Height		8 100	TOTAL JUST VALUE										365,328																			
RMS		4 100	NCON VALUE										0																			
Stories	0	0 100	INCOME VALUE																													
Units		0 100	PREVIOUS YEAR MKT VALUE										332,904																			
BUD8 Adjustme	06	DIST 1D 100																														
Occupancy	00	NONE 100																														
Quality	03	Quality Level 03																														
DOR CODE	1200		STORE/OFFICE/RESID																													
MAP NUM			MKT AREA		08																											
NEIGHBORHOOD/LOC			1290.100																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,669	100	1,669	99,574																												
CAN	30	30	9	537																												
FCP	234	30	70	4,176																												
FDU	96	60	58	3,461																												
FST	494	50	247	14,736																												
SFB	312	80	250	14,915																												
UST	187	40	75	4,475																												
UST	484	40	194	11,574																												
TOTALS	3,506		2,572	153,448																												
EXTRA FEATURES					540223 US HWY 1, CALLAHAN																											
					BLD DATE 11/02/2022										HS																	
					XF DATE 09/22/2020										KK																	
					INC DATE										LGL DATE																	
															LAND DATE																	
															AG 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																
1	0381	COOLER	0	0	17	9		153.00	SF 82.50	82.50	100	1986	1986	3	20	2,525																
2	0430	CL FNC 6B	0	0	0	0		87.00	LF 9.70	9.70	100	1980	1980	3	20	169																
3	0803	ASPHALT C	0	0	0	0		19,417.00	SF 2.00	2.00	20	1980	1980	3	20	7,767																
7	4950	BOLLARD	0	0	0	0		5.00	UT 100.00	100.00	20	1998	1998	3	20	100																
8	0443	STK FNC 6'	0	0	0	0		65.00	LF 10.00	10.00	100	2000	2000	3	20	130																
9	0463	FENCE GATE	0	0	0	0		1.00	UT 300.00	300.00	100	2000	2000	3	55	165																
10	0141	BAR TOP L	0	0	0	0		32.00	LF 86.00	86.00	100	2012	2012	3	60	1,651																
11	0971	ST LGHT OV	0	0	0	0		1.00	UT 1,555.00	1,555.00	100	2005	2005	3	69	1,073																
12	0978	SECURTY LT	0	0	0	0		1.00	UT 450.00	450.00	100	2005	2005	3	69	311																

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