

S-2 OF LOT 15
W OF R/W OR 2635/362
EX S-3 OF LOTS 15 & 25

JOHNS ROBERT GARY SR REVOCABLE TRUST/JOHNS ROBERT
45442 PETREE ROAD
CALLAHAN, FL 32011

2023

37-1N-25-2940-0015-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	8 100
Frame	05 STEEL 100
Story Height	10 100
RMS	1 100
Stories	1. 100
Class	00 . 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 OWNER OCC 100

Quality	03	Quality Level 03	
DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	1290.100		

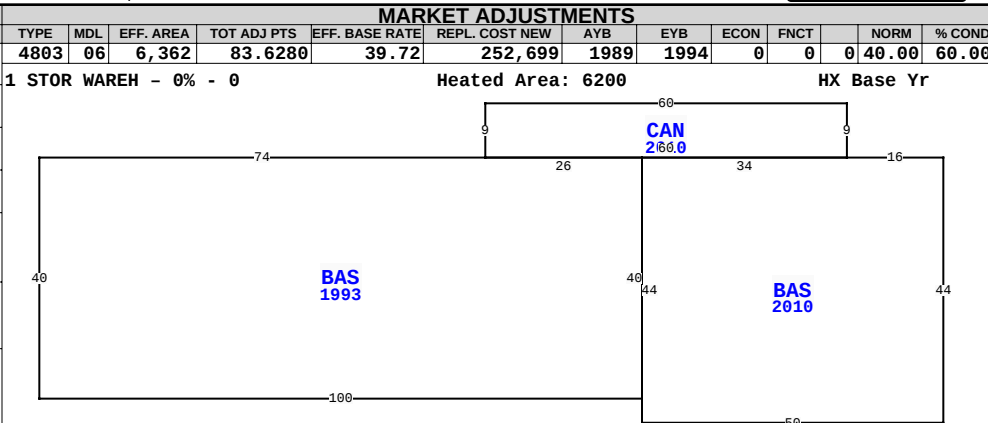
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,000	100	4,000	95,328
BAS	2,200	100	2,200	52,430
CAN	540	30	162	3,861
TOTALS	6,740		6,362	151,619

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	0812	CONCRETE C	0	0	0	0	3,240.00	SF	4.00	4.00	100	1980	1980	3	35	4,536	
2	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	100	1997	1997	3	45	203	
3	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1997	1997	3	45	338	
4	0467	FNC GT 25'	0	0	0	0	2.00	UT	875.00	875.00	100	1997	1997	3	45	788	
5	0430	CL FNC 6B	0	0	0	0	280.00	LF	9.70	9.70	100	1997	1997	3	45	1,222	
6	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	1998	1998	3	100	800	
7	0810	CONCRETE A	0	0	0	0	352.00	SF	6.50	6.50	100	2010	2010	3	92	2,105	
8	0972	ST LGHT UN	0	0	0	0	1.00	UT	1,265.00	1,265.00	100	1989	1989	3	28	354	
9	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	1989	1989	3	28	504	
10	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2010	2010	3	50	200	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	001200	C	STORE COMB	0	

REVIEW DATE 02/06/2018 BY KK



TOTALS	6,740	6,362	151,619
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540411 US HWY 1, CALLAHAN

BLD DATE	02/27/2018	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF													11,050		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
CI	0.00	0.00	55,756.00	SF		1.00	1.00	1.00	0.55	0.55					

Total Acres: 0.00 Total Land Value: 30,666 Market: 0 Agricultural: 0 Common: 30,666

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE		160,241
TOTAL MARKET OB/XF VALUE		32,680
TOTAL LAND VALUE - MARKET		30,666
TOTAL MARKET VALUE		223,587
SOH/AGL Deduction		55,675
ASSESSED VALUE		167,912
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		167,912
TOTAL JUST VALUE		223,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25682	NEW CONSTR	0	12/01/2012
C23062	CO ISSUED	0	02/28/2011
E22707	ELEC OTHER	0	06/01/2010
B23062	ADDITION	30,296	11/01/2009
Z960711	OTHER	0	02/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2635/362	5/01/2023	WD U	I	11		100
GRANTOR: JOHNS R GARY						
GRANTEE: JOHNS ROBERT GARY S						
1344/1869	8/25/2005	WD U	I	12		175,000
GRANTOR: CARTER JANET LYNN						
GRANTEE: JOHNS R GARY						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2010] W16 CAN=[YR=2010] N9 W60 S9 BAS=[YR=1993] W74 S40 E100 N40 W26\$ E60\$ W34 S44 E50 N44\$.

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100

Quality	02	Quality Level 02
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	672	100	672	8,622
TOTALS	672		672	8,622

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
11	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	
12	0510	GARAGE WD-	0	0	36	24	864.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	672	65.8000	42.77	28,741	1981	1981	0	0	70.00	30.00		
2 M/H 93- - 0% - 0													
Heated Area: 672 HX Base Yr													
BAS 1993													

540411 US HWY 1, CALLAHAN													
TOTAL OB/XF 21,630													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		160,241	
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TOTAL LAND VALUE - MARKET		30,666	
TOTAL MARKET VALUE		223,587	
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ASSESSED VALUE		167,912	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		167,912	
TOTAL JUST VALUE		223,587	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		162,313	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2635/362	5/01/2023	WD U	I	I	11	100	
GRANTOR: JOHNS R GARY							
GRANTEE: JOHNS ROBERT GARY S							
1344/1869	8/25/2005	WD U	I	I	12	175,000	
GRANTOR: CARTER JANET LYNN							
GRANTEE: JOHNS R GARY							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W56 S12 E56 N12\$.											