

PT OF LOTS 15 & 25
IN OR 1291/1129
FLA LAND SYNDICATE SUB 0/42

CARTER ROBERT TIMOTHY/
37504 POOLE ROAD
HILLIARD, FL 32046-0781

2023

37-1N-25-2940-0015-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
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	6 100
Frame	05 STEEL 100
Common Wall	28 100
Story Height	16 100
RMS	6 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
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
AOF	500	185	925	12,293
AOF	1,576	185	2,916	38,751
AOF	177	185	327	4,345
BAS	2,424	100	2,424	32,213
CAN	72	30	22	292
CAN	96	30	29	385

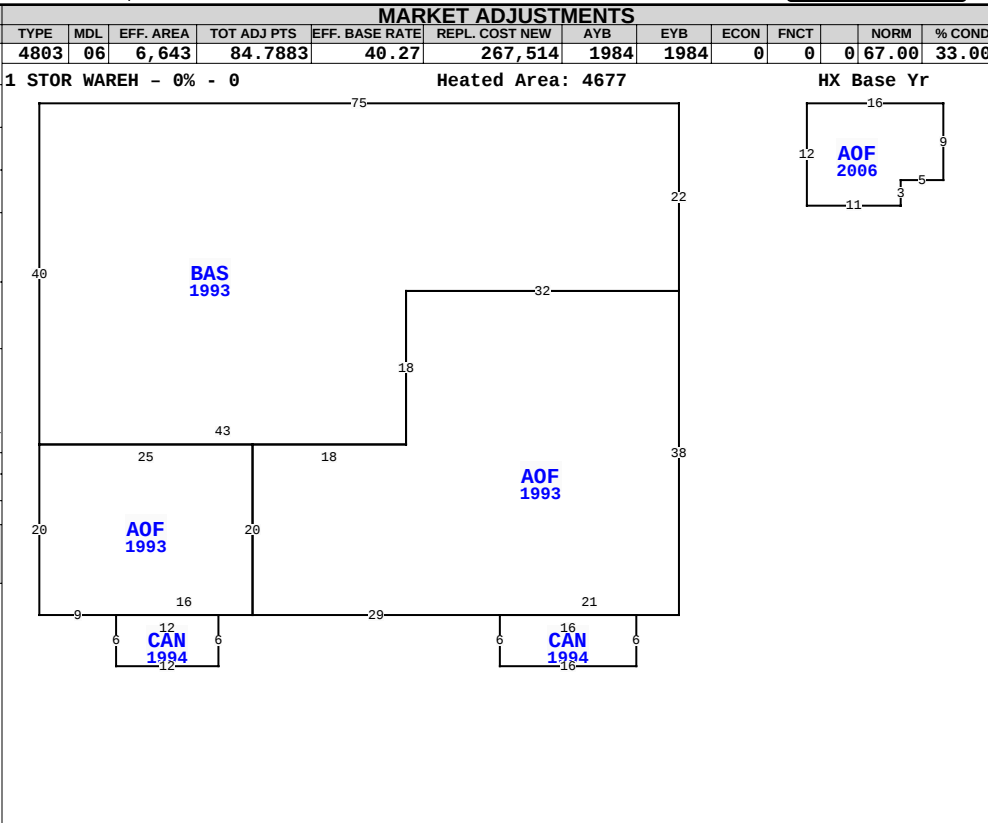
TOTALS 4,845 6,643 88,280

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		6,246.00	SF 4.00	100	1980	1980	3	35	8,744	
2	0430	CL FNC 6B	0	0	0	0		308.00	LF 9.70	100	1989	1989	3	27	807	
3	0464	FNC GT 10'	0	0	0	0		2.00	UT 350.00	100	2004	2004	3	66	462	
4	0351	CARPORT MT	0	0	50	5		250.00	SF 10.00	100	2000	2000	3	20	500	
5	0510	GARAGE WD-	0	0	71	24		1,704.00	SF 25.20	100	2007	2007	3	52	22,329	
6	6001	ROLLUP DR	0	0	16	0		1.00	UT 400.00	100	2006	2006	3	31	124	
7	0350	CARPORT WD	0	0	60	10		600.00	SF 9.36	100	2007	2007	3	35	1,966	
8	0351	CARPORT MT	0	0	64	11		704.00	SF 6.60	100	2007	2007	3	35	1,626	
9	0972	ST LGHT UN	0	0	0	0		2.00	UT 2,530.00	100	1984	1984	3	23	1,164	
10	0975	ST LT/ARM	0	0	0	0		2.00	UT 500.00	100	1984	1984	3	23	230	

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
1	001200	C	STORE COMB	0	0004	CI	0.00	0.00	63,162.00	SF		1.00	1.00	1.00	0.55	0.55	34,739							



BLD DATE	10/02/2020	KK	LGL DATE	
XF DATE	10/02/2020	KK	LAND DATE	
INC DATE			AG DATE	

540439 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
1	0812	CONCRETE C	0	0	0	0		6,246.00	SF 4.00	100	1980	1980	3	35	8,744	
2	0430	CL FNC 6B	0	0	0	0		308.00	LF 9.70	100	1989	1989	3	27	807	
3	0464	FNC GT 10'	0	0	0	0		2.00	UT 350.00	100	2004	2004	3	66	462	
4	0351	CARPORT MT	0	0	50	5		250.00	SF 10.00	100	2000	2000	3	20	500	
5	0510	GARAGE WD-	0	0	71	24		1,704.00	SF 25.20	100	2007	2007	3	52	22,329	
6	6001	ROLLUP DR	0	0	16	0		1.00	UT 400.00	100	2006	2006	3	31	124	
7	0350	CARPORT WD	0	0	60	10		600.00	SF 9.36	100	2007	2007	3	35	1,966	
8	0351	CARPORT MT	0	0	64	11		704.00	SF 6.60	100	2007	2007	3	35	1,626	
9	0972	ST LGHT UN	0	0	0	0		2.00	UT 2,530.00	100	1984	1984	3	23	1,164	
10	0975	ST LT/ARM	0	0	0	0		2.00	UT 500.00	100	1984	1984	3	23	230	

TOTAL OB/XF 37,952

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
1	001200	C	STORE COMB	0	0004	CI	0.00	0.00	63,162.00	SF		1.00	1.00	1.00	0.55	0.55	34,739							

REVIEW DATE 10/02/2020 BY KK Total Acres: 0.00 Total Land Value: 34,739 Market: 0 Agricultural: 0 Common: 34,739 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		185,620	
TOTAL MARKET OB/XF VALUE		39,270	
TOTAL LAND VALUE - MARKET		34,739	
TOTAL MARKET VALUE		259,629	
SOH/AGL Deduction		54,874	
ASSESSED VALUE		204,755	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		204,755	
TOTAL JUST VALUE		259,629	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		194,134	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11526	REPAIR/RRF	5,000	09/01/2008
B21860	STORAGE BLDG	53,568	09/01/2008
E21046	ELEC OTHER	500	07/01/2008
E007064	CHNGE SRVC	2,500	06/01/2000
Z960711	OTHER	0	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1291/1129	1/31/2005	QC	U	I	01	100
GRANTOR: CARTER JANET LYNN						
GRANTEE: CARTER ROBERT TIMOT						
0762/1037	6/10/1996	WD	U	I	07	100
GRANTOR: CARTER ROBERT T & JAN						
GRANTEE: CARTER ROBERT T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W75 S40 AOF=[YR=1993] S20 E9 CAN=[YR=1994] S6 E12 N6 W12\$ E16 AOF=[YR=1993] E29 CAN=[YR=1994] S6 E16 N6 W16\$ E21 N38 W32 S18 W18 S20\$ N20 W25\$ E43 N18 E32 N22\$ PTR=E15 AOF=[YR=2006] E16 S9 W5 S3 W11 N12\$ W15\$.

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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		4 100
Frame	05	STEEL 100
Common Wall		25 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID

MAP NUM		MKT AREA	08
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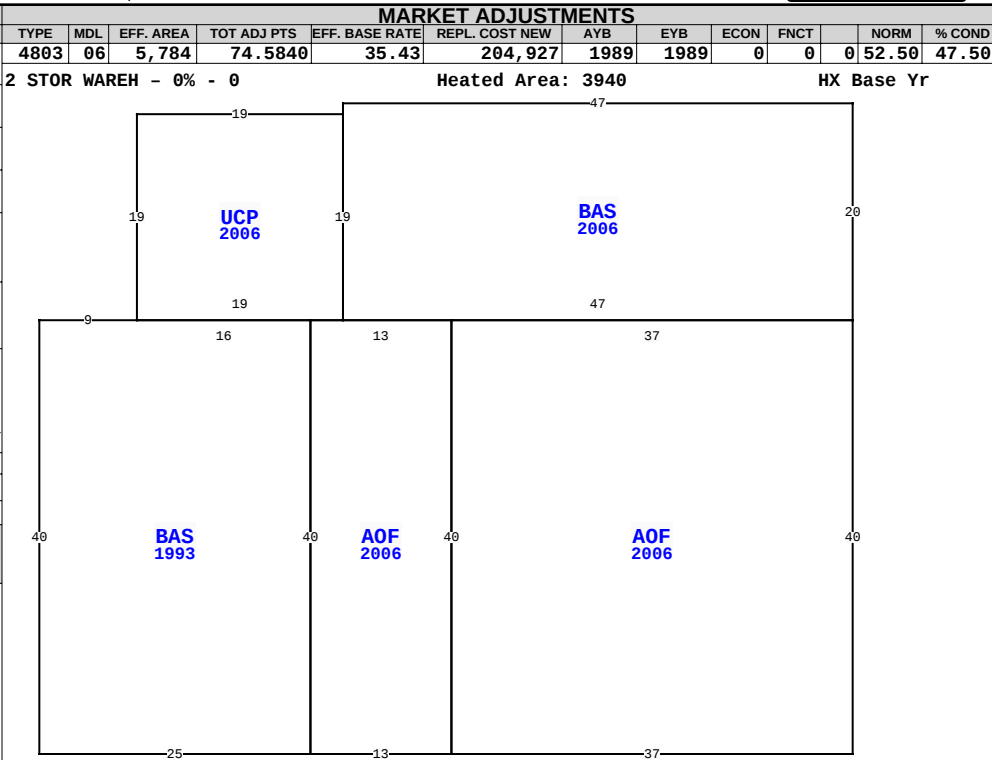
NEIGHBORHOOD/LOC	1290.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	520	185	962	16,190
AOF	1,480	185	2,738	46,078
BAS	1,000	100	1,000	16,829
BAS	940	100	940	15,819
UCP	361	40	144	2,423

TOTALS	4,301		5,784	97,340
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
11	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00
12	6001	ROLLUP DR	0	0	0	16	2.00	UT	400.00
13	6001	ROLLUP DR	0	0	0	14	2.00	UT	400.00
14	6001	ROLLUP DR	0	0	0	14	1.00	UT	400.00
15	6001	ROLLUP DR	0	0	0	10	1.00	UT	400.00
16	6001	ROLLUP DR	0	0	0	10	2.00	UT	400.00

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



BLD DATE	10/02/2020	KK	LGL DATE	
XF DATE	10/02/2020	KK	LAND DATE	
INC DATE			AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1984	1984	3	23	518	
100	2008	2008	3	40	320	
100	1984	1984	3	20	160	
100	1984	1984	3	20	80	
100	1984	1984	3	20	80	
100	1989	1989	3	20	160	

TOTAL OB/XF									
1,318									

NASSAU COUNTY PROPERTY									
PAGE 2 of 2									
6									
VALUATION SUMMARY					STANDARD				
VALUATION BY					Tax Group: 6				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					185,620				
TOTAL MARKET OB/XF VALUE					39,270				
TOTAL LAND VALUE - MARKET					34,739				
TOTAL MARKET VALUE					259,629				
SOH/AGL Deduction					54,874				
ASSESSED VALUE					204,755				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					204,755				
TOTAL JUST VALUE					259,629				
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0762/1037	6/10/1996	WD	U	I	07	100	
GRANTOR: CARTER ROBERT T & JAN							
GRANTEE: CARTER ROBERT T							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2006] W47 S1 UCP=[YR=2006] W19 S19 BAS=[YR=1993] W9 S40 E25 AOF=[YR=2006] E13 AOF=[YR=2006] E37 N40 W37 S40\$ N40 W13 S40\$ N40 W16\$ E19 N19\$ S19 E47 N20\$.									