

S-11 OF LOT 1
IN OR 1055/1239
ANNEXED TOWN OF CALLAHAN PER

THOMPSON JO ANN L/HIGGINBOTHAM BRIAN K
PO BOX 621
CALLAHAN, FL 32011

2023

49-2N-25-4100-0001-0110



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 80
Interior Wall	07 NONE 20
Interior Floo	07 CORK/VTILE 80
Interior Floo	03 CONC FINSH 20
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Plumbing	6 100
Frame	05 STEEL 100
Story Height	14 100
RMS	6 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 OWNER OCC 100
Quality	03 Quality Level 03
DOR CODE	1100STORES, 1 STORY
MAP NUM	MKT AREA
	07

NEIGHBORHOOD/LOC				
1290.100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	1,128	23,764
BAS	1,242	100	1,242	26,166
BAS	2,000	100	2,000	42,134
BAS	240	100	240	5,056
BAS	280	100	280	5,899
BAS	390	100	390	8,216
BAS	720	100	720	15,168
CAN	496	30	149	3,139
UCP	1,440	40	576	12,135
TOTALS	7,936		6,725	141,677

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	13,650.00	SF	2.00	2.00	
2	0430	CL FNC 6B	0	0	0	0	879.00	LF	9.70	9.70	
3	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	
4	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	
5	0443	STK FNC 6'	0	0	0	0	347.00	LF	10.00	10.00	
7	0810	CONCRETE A	0	0	100	2	200.00	SF	6.50	6.50	
8	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	
9	0811	CONCRETE B	0	0	30	20	600.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001100	C	STORE 1FLR	0	0004	CI	416.00	220.00	96,798.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	06	6,725	105.6056	50.16	337,326	1985	1987	0	0	58.00	42.00
1 STOR WAREH - 0% - 0 Heated Area: 6000 HX Base Yr											
542028 US HWY 1, CALLAHAN											
BLD DATE		02/17/2022		KK		LGL DATE		02/17/2022		KK	
XF DATE		02/17/2022		KK		LAND DATE					
INC DATE						AG DATE					

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		141,677	
TOTAL MARKET OB/XF VALUE		20,862	
TOTAL LAND VALUE - MARKET		387,192	
TOTAL MARKET VALUE		549,731	
SOH/AGL Deduction		208,230	
ASSESSED VALUE		341,561	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		341,561	
TOTAL JUST VALUE		549,731	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,455	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9144	REMODEL	0	01/01/2002
P5335	REMODEL	0	01/01/2002
B10184	REMODEL	0	01/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1055/1239	5/14/2002	QC	U	I	07	100	
GRANTOR: ARMSTRONG RICKEY H							
GRANTEE: THOMPSON JO ANN ETA							
1024/1559	12/14/2001	WD	Q	I		325,000	
GRANTOR: ARMSTRONG RICKEY H							
GRANTEE: THOMPSON JO ANN & H							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UCP=[YR=1993] W24 BAS=[YR=1993] W50 BAS=[YR=1993] W50 S13 BAS=[YR=1993] S47 CAN=[YR=1993] S4 E124 N4 W124 S E24 BAS=[YR=2003] E26 BAS=[YR=2003] E36 BAS=[YR=2003] E14 N20 W14 S20 \$ N20 W36 S20 \$ N15 W26 S15 \$ N47 W24 \$ E24 S32 E26 N5 BAS=[YR=2003] N12 W20 S12 E20 \$ W20 N12 E20 N28 \$ S40 E50 N40 \$ S60 E24 N60 \$.											