LOT 14 (EX S37.50 FT (S-1)
IN OR 2239/1137
ESMT PT OR 489/580 & 581

FRIEDMAN & GREENHUT D.P.M P.A
PO BOX 1578
CALLAHAN, FL 32011

2023

49-2N-25-4120-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Common Wall		32 100
Story Height		9 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02

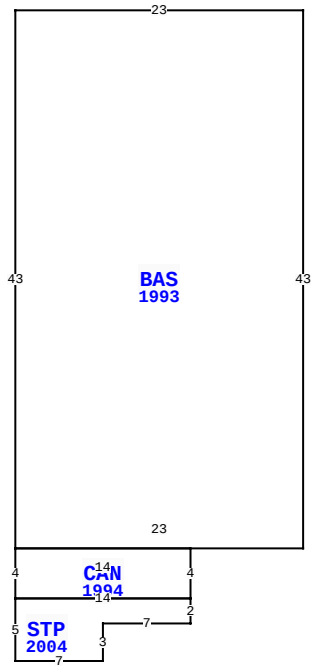
DOR CODE	1720	MEDICAL OFFICE	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	989	100	989	84,557
CAN	56	30	17	1,453
STP	49	10	5	428
TOTALS	1,094		1,011	86,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	1,011	82.0846	133.59	135,059	1991	1991	0	0	0	36.00	64.00

1 MDL OFFICE – 0% - 0 Heated Area: 989 HX Base Yr



542067 US HWY 1, CALLAHAN

BLD DATE	02/07/2020	KKA	LGL DATE	
XF DATE	02/07/2020	KKA	LAND DATE	02/07/2020 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	86,438
TOTAL MARKET OB/XF VALUE	5,461
TOTAL LAND VALUE - MARKET	33,272
TOTAL MARKET VALUE	125,171
SOH/AGL Deduction	28,092
ASSESSED VALUE	97,079
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,079
TOTAL JUST VALUE	125,171
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5885	CHNGE SRVC	0	05/01/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2239/1137	6/27/2018	WD	U	I	30	2,200
GRANTOR: FRIEDMAN MICHAEL L &						
GRANTEE: FRIEDMAN & GREENHUT						
0631/1118	7/23/1991	WD	U	I		65,500
GRANTOR: RAUCHWARGER ALAN & D						
GRANTEE: FRIEDMAN & GREENHUT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 S43 CAN=[YR=1994] S4 STP=[YR=2004] S5 E7 N3 E7 N2 W14$ E14 N4 W14$ E23 N43$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	0	0	0	619.00	SF	6.50	6.50	100	1991	1991	3	64	2,575	
2	0856	POROUS CC	0	0	0	0	1,725.00	SF	2.50	2.50	100	1991	1991	3	64	2,760	
3	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	1991	1991	3	72	126	

LAND DESCRIPTION

TOTAL OB/XF 5,461

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001901	C	MEDICAL OF	0	0004	RS-1	37.00	130.00	4,159.00	SF		1.00	1.00	2.00	4.00	8.00	33,272							

REVIEW DATE 02/07/2020 BY KKA Total Acres: 0.00 Total Land Value: 33,272 Market: 0 Agricultural: 0 Common: 33,272 PRINTED 08/02/2023 BY SYS