PT SECS 30,51 & 29
IN OR 1905/1412
(EX PT IN R/W OR 88/25-42 &

APK 4 LLC
PO BOX 97
CALLAHAN, FL 32011-0097

2023

51-2N-25-0000-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

542528 US HWY 1, CALLAHAN

BLD DATE	02/12/2019	KK	LGL DATE	02/12/2019 KK
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,786
TOTAL LAND VALUE - MARKET	120,325
TOTAL MARKET VALUE	126,111
SOH/AGL Deduction	0
ASSESSED VALUE	126,111
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,111
TOTAL JUST VALUE	126,111
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3883	MH MOVE-ON	0	09/30/2014
B2517	MH MOVE-ON	0	01/01/2002
2210	OTHER	0	09/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2586/0922	8/24/2022	QC	U	I	11	100
GRANTOR: BRANDIES FAMILY LLC						
GRANTEE: APK 4 LLC						
1905/1412	12/29/2013	TD	U	I	11	100
GRANTOR: HAGAN ANN CO-TRUSTEE						
GRANTEE: APK 4 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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	0812	CONCRETE C	0	0	0	0	1,764.00	SF	4.00	4.00	100	2001	2001	3	82	5,786	

LAND DESCRIPTION

TOTAL OB/XF 5,786

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	001000	C	COMMERCIAL	0	0004	CI	0.00	0.00	47,900.00	SF		1.00	1.00	1.00	2.50	2.50	119,750							
2	009630	C	SWAMP	0		CI	0.00	0.00	1.15	AC		1.00	1.00	1.00	500.00	500.00	575							

REVIEW DATE 02/12/2019 BY KK Total Acres: 1.15 Total Land Value: 120,325 Market: 0 Agricultural: 0 Common: 120,325 PRINTED 08/02/2023 BY SYS