



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 3					1				
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										STANDARD											
Exterior Wall		25	MOD METAL 60		4803	06	5,455	77.9247	37.01	201,890	1988	1988		0	0	55.00	45.00	VALUATION BY										TAX DIST:											
Exterior Wall		05	AVERAGE 40		1 STOR WAREH - 0% - 0										Heated Area: 5108					HX Base Yr					BUILDING MARKET VALUE										355,864				
Roof Structur		10	STEEL FRME 100												BAS 1993					ULP 1993					TOTAL MARKET OB/XF VALUE										37,824				
Roof Cover		12	MODULAR MT 100																						TOTAL LAND VALUE - MARKET										37,396				
Interior Wall		01	MINIMUM 100																						TOTAL MARKET VALUE										431,084				
Interior Floo		03	CONC FINSH 100																						SOH/AGL Deduction										97,476				
Ceiling		04	NONE 100																						ASSESSED VALUE										333,608				
Air Condition		01	NONE 100																						TOTAL EXEMPTION VALUE										0				
Heating Type		01	NONE 100																						BASE TAXABLE VALUE										333,608				
Plumbing			4 100																						TOTAL JUST VALUE										431,084				
Frame		05	STEEL 100																						NCON VALUE										0				
Story Height			10 100																						INCOME VALUE														
RMS			3 100																						PREVIOUS YEAR MKT VALUE										303,480				
Stories		1.	1. 100																																				
Class		00	. 100																																				
Units			0 100																																				
BUD8 Adjustme		01	DIST CA 100																																				
Occupancy		00	OWNER OCC 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		1100	STORES, 1 STORY																																				
MAP NUM			MKT AREA												07																								
NEIGHBORHOOD/LOC		7002.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
AOF		108		185		200		3,331																															
BAS		5,000		100		5,000		83,273																															
CAN		500		30		150		2,498																															
ULP		350		30		105		1,749																															
TOTALS		5,958				5,455		90,850																															
EXTRA FEATURES										618367 DR MARTIN LUTHER KING JR AVE, CALLAHAN, FL 32011										BLD DATE 05/13/2022 HS										LGL DATE 05/13/2022 HS									
																				XF DATE 05/13/2022 HS										AG DATE									
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	84	31	2,604.00		SF	4.00		4.00		100	1990	1990	3	62	6,458																			
2	0430	CL FNC 6B		0	0	0	0	487.00		LF	9.70		9.70		100	1994	1994	3	36	1,701																			
3	0424	CL FNC 6'		0	0	0	0	78.00		LF	20.00		20.00		100	1994	1994	3	36	562																			
4	0467	FNC GT 25'		0	0	0	0	1.00		UT	875.00		875.00		100	1994	1994	3	36	315																			
5	0467	FNC GT 25'		0	0	0	0	1.00		UT	875.00		875.00		100	1994	1994	3	36	315																			
6	0464	FNC GT 10'		0	0	0	0	1.00		UT	350.00		350.00		100	1994	1994	3	36	126																			
7	0466	FNC GT 20'		0	0	0	0	1.00		UT	600.00		600.00		100	1994	1994	3	36	216																			
9	6001	ROLLUP DR		0	0	0	0	2.00		UT	400.00		400.00		100	1991	1991	3	20	160																			
10	0978	SECURTY LT		0	0	0	0	2.00		UT	450.00		450.00		100	1988	1988	3	27	243																			
11	6001	ROLLUP DR		0	0	0	0	2.00		UT	400.00		400.00		100	2021	2021	3	97	776																			
LAND DESCRIPTION										TOTAL OB/XF										10,872																			
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS		UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	001100	C	STORE 1FLR		0	0006		0.00	0.00	43,995.00		SF		1.00	1.00	1.00	0.85		0.85		37,396																		

CALLAHAN FEED & WESTERN WEAR INC/
618357 DR MARTIN LUTHER KING J
CALLAHAN, FL 32011

51-2N-25-0000-0047-0030

[illegible]

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