

LOTS 9 10 & 11
IN OR 2587/1075
EX R/W IN OR 88 PG 23

SCH HERITAGE LLC
PO BOX 123
CALLAHAN, FL 32011

2023

51-2N-25-4180-0009-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 70
Interior Wall	05 DRYWALL 30
Interior Floor	07 CORK/VTILE 50
Interior Floo	14 CARPET 50
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	10 100
Frame	03 MASONRY 100
Story Height	11 100
RMS	6 100
Stories	1.5 1.5 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 OWNER OCC 100
Quality	02 Quality Level 02
DOR CODE	1100 STORES, 1 STORY
MAP NUM	
NEIGHBORHOOD/LOC	8002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	99	100	99	3,664
AOF	195	100	195	7,217
BAL	36	15	5	185
BAL	48	15	7	259
BAS	1,097	100	1,097	40,598
BAS	1,084	100	1,084	40,117
CAN	112	30	34	1,258
STR	28	10	3	111
STR	40	10	4	148
UAT	1,426	10	143	5,292
TOTALS	4,480		2,797	103,511

EXTRA FEATURES	
L N	OB/XF CODE
1	0810 CONCRETE A
2	0423 CL FNC 5'
3	0423 CL FNC 5'
4	0463 FENCE GATE
5	0443 STK FNC 6'
6	0443 STK FNC 6'
8	0978 SECURTY LT

LAND DESCRIPTION	
L N	USE CODE
1	001200 C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	% COND
1101	04	2,797	84.2063	123.36	345,038	1953	1970	0	0	20	50.00
1 RETAILSTOR - 0% - 2023 Heated Area: 2618 HX Base Yr											
** This building has 13 Sub-Areas											
542588 US HWY 1, CALLAHAN											
BLD DATE 09/22/2020 KK LGL DATE 09/22/2020 KK											
XF DATE 09/22/2020 KK LAND DATE 09/22/2020 KK											
INC DATE AG DATE											

TOTAL OB/XF	
3,680	

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3,680	

NASSAU COUNTY PROPERTY	
PAGE 1 of 3	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	205,221
TOTAL MARKET OB/XF VALUE	3,680
TOTAL LAND VALUE - MARKET	51,677
TOTAL MARKET VALUE	260,578
SOH/AGL Deduction	0
ASSESSED VALUE	260,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	260,578
TOTAL JUST VALUE	260,578
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017726	NEW CONSTR	1,500	02/01/2001
Z980960	FIRE SPRNK	0	02/01/1998
0516	REPAIR/RRF	0	09/01/1996
6448	CHNGE SRVC	600	01/24/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2587/1075	8/26/2022	SW	U	I	11
GRANTOR: WILSON MICHAEL & PEGG					
GRANTEE: SCH HERITAGE LLC					
2587/1072	8/26/2022	WD	U	I	16
GRANTOR: PICKETT RYAN & AUBREY					
GRANTEE: SCH HERITAGE LLC					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2001] W26 UST=[YR=1993] N8 W12 CAN=[YR=1994] W14 S8 BAS=[YR=1993] W5 S21 UST=[YR=1993] W9 S8 E9 N8 \$ S14 AOF=[YR=1993] S11 E9 N11 W9 \$ E9 S11 E17 N46 W21 \$ E14 N8 \$ S8 E12\$ W5 S46 E16 AOF=[YR=1993] E15 N13 UST=[YR=2001] N11 W6 S2 W9 S9 E15\$ W15 S13\$ N22 E9 N2 E6 N22 \$ PTR= E50 UAT=[YR=2001] W7 BAL=[YR=2009] N6 W4 STR=[YR=2009] N7 W4 S7 E4\$ W4 S2 STR=[YR=2009] W10 BAL=[YR=2009] N2 W6 S6 E6 N4\$ S4 E10 N4\$ S4 E8\$ W24 S46 E31 N46 \$ W50 \$.	

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3		6							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		25		MOD METAL 100		0820		02		734		87.0000		56.55		41,508		1975		1975		0		0		70.00		30.00		VALUATION BY					STANDARD				
Roof Structur		01		FLAT 100		5		M/H 93-		- 0%		- 2023		Heated Area: 672		HX Base Yr														Tax Group: 6					Tax Dist:				
Roof Cover		01		MINIMUM 100																										BUILDING MARKET VALUE					205,221				
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE					3,680				
Interior Floo		14		CARPET 100																										TOTAL LAND VALUE - MARKET					51,677				
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					260,578				
Heating Type		04		AIR DUCTED 100																										SOH/AGL Deduction					0				
Bedrooms				2 100																										ASSESSED VALUE					260,578				
Bathrooms				1 100																										TOTAL EXEMPTION VALUE					0				
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					260,578				
Stories		1.		1. 100																										TOTAL JUST VALUE					260,578				
Units				0 100																										NCON VALUE					0				
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					248,761				

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