

LOT 2
IN OR 2411/241
BRANDIES 2ND ADD TO CALLAHAN

CALLAHAN CAR WASH LLC
PO BOX 697
PONTE VEDRA BEACH, FL 32004

2023

51-2N-25-4190-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	29	NONE 50
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	12	100
Frame	03	MASONRY 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	2610	CAR WASH
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	260	100	260	19,936
BAS	580	100	580	44,473
BAS	880	100	880	67,476
TOTALS	1,720		1,720	131,885

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	7,953.00	SF	4.80	4.80	
2	1100	VAC SYSTEM	0	0	0	0	6.00	UT	960.00	960.00	
4	4950	BOLLARD	0	0	0	0	18.00	UT	100.00	100.00	
6	0400	CONC CURB	0	0	0	0	88.00	LF	10.50	10.50	
7	0446	BOX FNC 6'	0	0	0	0	108.00	LF	20.00	20.00	
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	
9	0972	ST LGHT UN	0	0	0	0	1.00	UT	1,265.00	1,265.00	
10	0972	ST LGHT UN	0	0	0	0	1.00	UT	1,265.00	1,265.00	
11	0097	AWNING CN	0	0	0	0	54.00	SF	65.00	65.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	002500	C	SRVC SHOPS	0	0004	CI	100.00	130.00	16,314.60	SF	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2604	04	1,720	94.1535	84.03	144,532	1989	2010	0	0	0	8.75	91.25

1 CAR/W SELF - 0% - 0

Heated Area: 1720

HX Base Yr

Diagram showing three rectangular sections labeled BAS 1993. The dimensions are: 44, 13, 29 (widths) and 20 (height).

BIDD DATE 07/23/2019

KK

LCI DATE

542626 US HWY 1, CALLAHAN	BLD DATE 07/23/2019	KK	LGL DATE	
	XF DATE 07/23/2019	KK	LAND DATE	07/23/2019
	INC DATE		AG DATE	KK

TOTAL OB/XF													
39,861													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
6			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		131,885	
TOTAL LAND VALUE - MARKET		39,861	
TOTAL MARKET VALUE		86,671	
SOH/AGL Deduction		258,417	
ASSESSED VALUE		37,190	
TOTAL EXEMPTION VALUE		221,227	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		221,227	
NCON VALUE		258,417	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		201,115	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004180	REPAIR/RRF-ROOF	9,000	05/17/2019
3373	NEW CONSTR	0	01/26/1989
5660	NEW CONSTR	1,500	01/24/1989
5452	NEW CONSTR	55,000	01/19/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2411/0241	11/19/2020	WD U	I	I	35
GRANTOR: STREET ROBERT H JR &					
GRANTEE: CALLAHAN CAR WASH L					
1713/1622	12/08/2010	WD U	I	I	35
GRANTOR: KRAMER MARK C					
GRANTEE: STREET ROBERT H JR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W29 BAS=[YR=1993] W13 BAS=[YR=1993] W44 S20 E44 N20 \$ S20 E13 N20 \$ S20 E29 N20 \$.											