LOTS 14,15,19,20
IN OR 2544/1362
BRANDIES 2ND ADDN TO CALLAHAN

CALLANAN BUSINESS CENTER LLC
10416 NEW BERLIN RD
JACKSONVILLE, FL 32226

2023

51-2N-25-4190-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	142,668
TOTAL MARKET VALUE	142,668
SOH/AGL Deduction	0
ASSESSED VALUE	142,668
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,668
TOTAL JUST VALUE	142,668
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2544/1362	1/07/2022	SW	U	V	11	100
GRANTOR: BAHRI INDUSTRIES INC						
GRANTEE: CALLAHAN BUSINESS C						
1917/1687	5/12/2014	SW	U	V	20	25,000
GRANTOR: FLORIDA POWER & LIGHT						
GRANTEE: BAHRI INDUSTRIES IN						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		CI	100.00	265.00	33,569.00	SF		1.00	1.00	1.00	4.25	4.25	142,668							

REVIEW DATE 06/14/2022 BY HSA Total Acres: 0.00 Total Land Value: 142,668 Market: 0 Agricultural: 0 Common: 142,668 PRINTED 08/02/2023 BY SYS