SW 313 FT OF LOT 13 EX R/W
IN OR 1445/288
EAST GRAY GABLES SUB PB 2/50

GREEN JOSEPH BRIAN
D/B/A GREEN'S ROD SHOP &, RESTORATIONS
CALLAHAN, FL 32011

2024

04-1N-25-2760-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

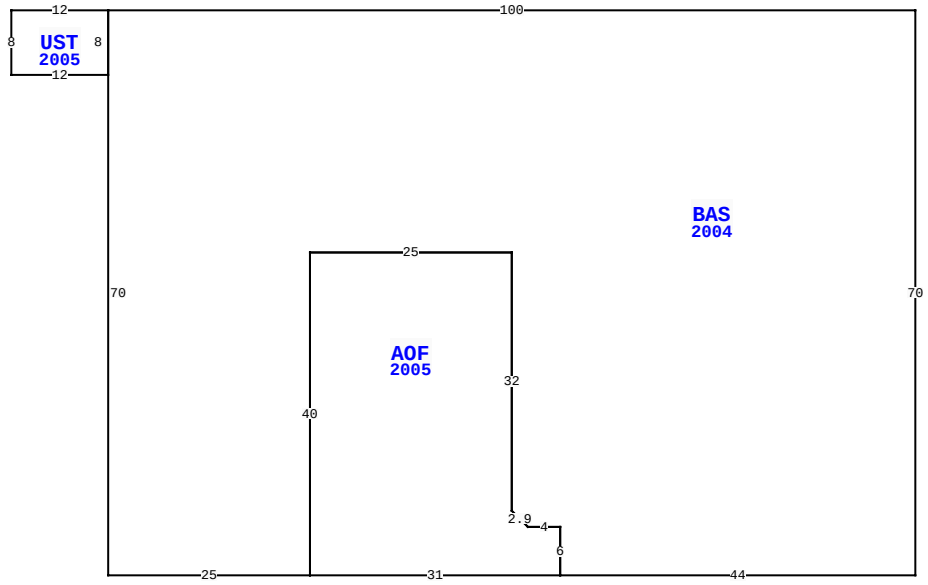
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 60
Interior Wall	01	MINIMUM 40
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		10 100
Frame	05	STEEL 100
Story Height		16 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,038	100	1,038	48,244
BAS	5,962	100	5,962	277,097
UST	96	40	38	1,767
TOTALS	7,096		7,038	327,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	7,038	64.5280	55.33	389,413	2004	2004	0	0	0	16.00	84.00

1 SERV SHOP – 0% - 0 Heated Area: 7000 HX Base Yr



541064 US HWY 1, CALLAHAN

BLD DATE	10/03/2019 KK	LGL DATE	
XF DATE	10/03/2019 KK	LAND DATE	10/03/2019 KK
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	327,107
TOTAL MARKET OB/XF VALUE	72,309
TOTAL LAND VALUE - MARKET	153,092
TOTAL MARKET VALUE	552,508
SOH/AGL Deduction	133,650
ASSESSED VALUE	418,858
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	418,858
TOTAL JUST VALUE	552,508
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	572,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23026	XFOB	22,000	11/01/2009
M12898	MECH OTHER	0	05/01/2007
C19597	CO ISSUED	0	03/01/2007
B19597	ADDITION	23,000	03/01/2007
E12404	NEW CONSTR	2,000	02/01/2004
B12245	NEW CONSTR	231,750	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1445/0288	9/18/2006	WD	U	I	06	295,000
GRANTOR: GREEN RANDALL O & JOA						
GRANTEE: GREEN JOSEPH BRIAN						
0995/1294	7/03/2001	WD	U	V	06	100
GRANTOR: GREEN JOSEPH B						
GRANTEE: GREEN RANDALL O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W100 UST=[YR=2005] W12 S8 E12 N8$ S70 E25
AOF=[YR=2005] E31 N6 W4 U2 L2 N32 W25 S40 $ N40 E25 S32 R2
D2 E4 S6 E44 N70$.

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	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	2004	2004	3	22	352	
2	0812	CONCRETE C	0	0	0	0	8,142.00	SF	4.00	4.00	100	2004	2004	3	84	27,357	
3	0400	CONC CURB	0	0	0	0	214.00	LF	15.00	15.00	100	2004	2004	3	88	2,825	
4	0467	FNC GT 25'	0	0	0	0	2.00	UT	875.00	875.00	100	2004	2004	3	64	1,120	
5	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	22	770	
6	0430	CL FNC 6B	0	0	0	0	861.00	LF	9.70	9.70	100	2004	2004	3	64	5,345	
7	0463	FENCE GATE	0	0	0	0	2.00	UT	330.00	330.00	100	2004	2004	3	64	422	
8	0424	CL FNC 6'	0	0	0	0	35.00	LF	20.00	20.00	100	2004	2004	3	64	448	
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	64	384	
10	0422	CL FNC 4'	0	0	0	0	155.00	LF	15.00	15.00	100	2004	2004	3	64	1,488	

TOTAL OB/XF 40,511

LAND DESCRIPTION

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	002500	C	SRVC SHOPS	0	0004	CI	0.00	0.00	121,530.00	SF		1.00	1.00	1.00	1.25	1.25	151,912							
2	009605	C	WETLANDS	0		CI	0.00	0.00	1.18	AC		1.00	1.00	1.00	1,000.00	1,000.00	1,180							

REVIEW DATE 10/03/2019 BY KK Total Acres: 1.18 Total Land Value: 153,092 Market: 0 Agricultural: 0 Common: 153,092 PRINTED 08/06/2024 BY SYS

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IN OR 1445/288
EAST GRAY GABLES SUB PB 2/50

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2500	REPAIR SERVICE	
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NEIGHBORHOOD/LOC	1290.100		

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TOTALS				

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

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XF DATE	10/03/2019	KK	LAND DATE	10/03/2019	KK
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SALES DATA

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GRANTEE: GREEN JOSEPH BRIAN						
0995/1294	7/03/2001	WD	U	V	06	100
GRANTOR: GREEN JOSEPH B						
GRANTEE: GREEN RANDALL O						

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
11	0463	FENCE GATE	0	0	0	0	1.00	UT	225.00	225.00	100	2004	2004	3	64	144	
12	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2004	2004	3	64	480	
13	0400	CONC CURB	0	0	0	0	1.00	LF	15.00	15.00	100	2004	2004	3	88	13	
14	7100	SPRAY BTH	0	0	0	0	1.00	UT	12,500.00	12,500.00	100	2007	2007	3	31	3,875	
15	0812	CONCRETE C	0	0	0	0	3,636.00	SF	4.00	4.00	100	2009	2009	3	90	13,090	
16	0510	GARAGE WD-	0	0	26	20	520.00	SF	35.00	35.00	100	2015	2015	3	78	14,196	

LAND DESCRIPTION

TOTAL OB/XF 31,798

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

REVIEW DATE 10/03/2019 BY KK Total Acres: 1.18 Total Land Value: 153,092 Market: 0 Agricultural: 0 Common: 153,092 PRINTED 08/06/2024 BY SYS