PT LOTS 1,2 BLOCK 3
IN OR 2538/1023 &
LOTD 3,4 BLOCK 1

HAGAN DONALD AMENDED & RESTATED LVG TRUST/HAGAN AN
615896 RIVER RD
CALLAHAN, FL 32011

2024

08-3N-24-2380-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

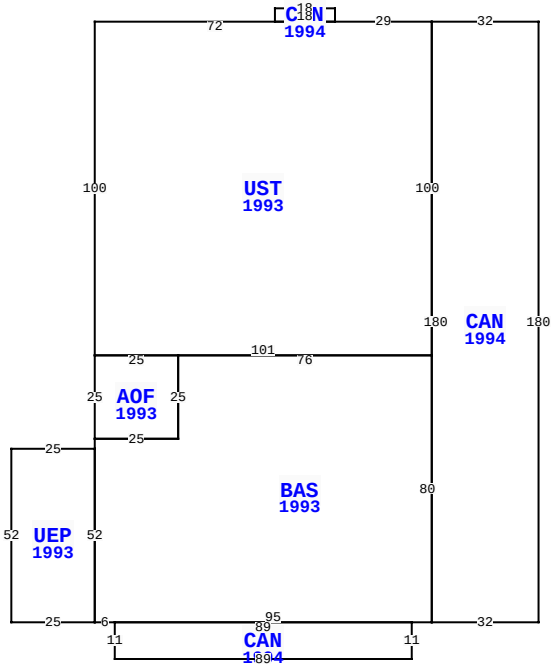
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	05	STEEL 100
Story Height		18 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	625	100	625	33,797
BAS	7,455	100	7,455	403,128
CAN	72	30	22	1,190
CAN	979	30	294	15,898
CAN	5,760	30	1,728	93,441
UEP	1,300	60	780	42,178
UST	10,100	40	4,040	218,463
TOTALS	26,291		14,944	808,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	14,944	92.5555	131.89	1,970,964	1993	1993	0	0	25	34.00	41.00

1 RETAILSTOR – 0% - 0 Heated Area: 8080 HX Base Yr



551525 US HWY 1, HILLIARD

BLD DATE	04/01/2022	KK	LGL DATE	
XF DATE	04/01/2022	KK	LAND DATE	04/01/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,296,988
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,296,988
SOH/AGL Deduction	0
ASSESSED VALUE	1,296,988
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,296,988
TOTAL JUST VALUE	1,296,988
NCON VALUE	0
INCOME VALUE	1,296,988
PREVIOUS YEAR MKT VALUE	1,296,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9302024	NEW CONSTR	293,000	02/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2538/1023	2/09/2022	WD	U	I	11	100
GRANTOR: HAGAN DONALD G LIVING						
GRANTEE: HAGAN DONALD G AMEN						
0689/0918	10/01/1993	QC	U	V	09	100
GRANTOR: HAGAN DONALD & ANN						
GRANTEE: HAGAN DONALD ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1994] W32 UST=[YR=1993] W29 CAN=[YR=1994] N4 W18 S4 E18$ W72 S100 AOF=[YR=1993] S25 BAS=[YR=1993] S3 UEP=[YR=1993] W25 S52 E25 N52$ S52 E6 CAN=[YR=1994] S11 E89 N11 W89$ E95 N80 W76 S25 W25$ E25 N25 W25$ E101N100$ S180 E32 N180$.

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	0810	CONCRETE A	0	0	0	0	1,120.00	SF	6.50	6.50	100	1993	1993	3	66	4,805	
2	0803	ASPHALT C	0	0	0	0	73,475.00	SF	2.00	2.00	100	1993	1993	3	50	73,475	
3	0402	CONC BUMPE	0	0	0	0	14.00	UT	25.00	25.00	100	1993	1993	3	74	259	
4	0424	CL FNC 6'	0	0	0	0	69.00	LF	20.00	20.00	100	1993	1993	3	30	414	
5	0430	CL FNC 6B	0	0	0	0	950.00	LF	9.70	9.70	100	1993	1993	3	30	2,765	
6	0443	STK FNC 6'	0	0	0	0	33.00	LF	10.00	10.00	100	1993	1993	3	20	66	
7	0425	CL FNC 8'	0	0	0	0	101.00	LF	10.65	10.65	100	1993	1993	3	30	323	
8	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	1993	1993	3	30	105	
9	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1993	1993	3	30	225	
10	0400	CONC CURB	0	0	0	0	381.00	LF	15.00	15.00	100	1993	1993	3	74	4,229	

TOTAL OB/XF 86,666

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	001100	C	STORE 1FLR	0	0004	C-1	0.00	0.00	210,830.00	SF		1.00	1.00	0.75	2.00	1.50	316,245							

REVIEW DATE 04/01/2022 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

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CALLAHAN, FL 32011

2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

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BLD DATE	04/01/2022	KK	LGL DATE
XF DATE	04/01/2022	KK	LAND DATE 04/01/2022 KK
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTOR: HAGAN DONALD & ANN						
GRANTEE: HAGAN DONALD ETAL						

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	3.00	UT	300.00	300.00	100	1993	1993	3	30	270	
12	0940	SHEDS/PORT	0	0	6	6	36.00	SF	21.30	21.30	100	1997	1997	3	20	153	
13	0978	SECURTY LT	0	0	0	0	8.00	UT	450.00	450.00	100	1993	1993	3	32	1,152	
14	0681	POLE SHED	0	0	50	12	600.00	SF	15.00	15.00	100	2005	2005	3	40	3,600	
15	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2010	2010	3	45	1,125	
16	0351	CARPORT MT	0	0	16	12	192.00	SF	10.00	10.00	100	2005	2005	3	24	461	
17	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2005	2005	3	24	960	
18	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2005	2005	3	24	864	
20	0810	CONCRETE A	0	0	0	0	256.00	SF	6.50	6.50	100	2015	2015	3	95	1,581	

LAND DESCRIPTION

TOTAL OB/XF 10,166

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 04/01/2022 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS