IN OR 1032/1132 &
PT OR 1548/1254

L & D REALTY CAPITAL LLC
PO BOX 312
CALLAHAN, FL 32011

2024

19-2N-25-0000-0137-0000

BUILDING CHARACTERISTICS

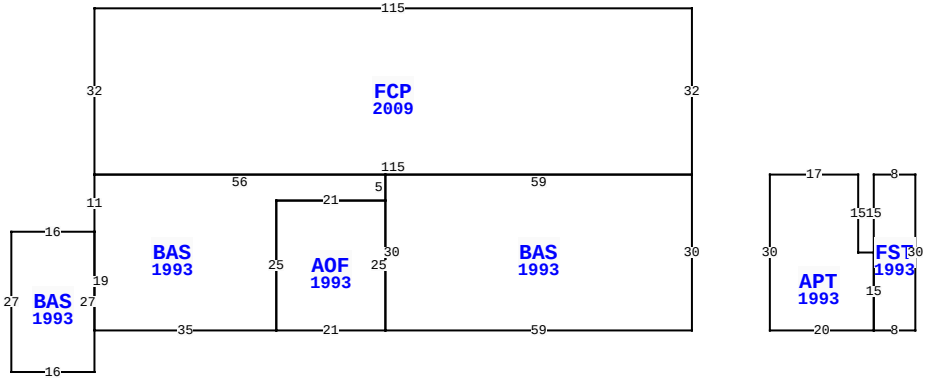
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		5 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
DOR CODE	4100	LIGHT MANUFACTURE
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	525	185	971	19,352
APT	555	250	1,388	27,663
BAS	432	100	432	8,610
BAS	1,155	100	1,155	23,019
BAS	1,770	100	1,770	35,276
FCP	3,680	60	2,208	44,006
FST	240	70	168	3,348
TOTALS	8,357		8,092	161,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	8,092	72.8125	39.86	322,547	1956	1966	0	0	0	50.00	50.00

1 LGHT MANUF – 0% - 0 Heated Area: 4437 HX Base Yr



542659 US HWY 1, CALLAHAN

BLD DATE	10/02/2020	KK	LGL DATE	
XF DATE	10/02/2020	KK	LAND DATE	10/02/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	161,274
TOTAL MARKET OB/XF VALUE	14,378
TOTAL LAND VALUE - MARKET	117,757
TOTAL MARKET VALUE	293,409
SOH/AGL Deduction	15,064
ASSESSED VALUE	278,345
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,345
TOTAL JUST VALUE	293,409
NCON VALUE	0
INCOME VALUE	2,767,729
PREVIOUS YEAR MKT VALUE	301,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
Z97864	OTHER	0	07/01/1997
3784	H/AC	1,800	05/29/1991
6891	REPAIR/RRF	23,160	12/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/1677	12/01/2021	WD	U	I	11	100
GRANTOR: BLACKSHEAR J DAWSON J						
GRANTEE: L & D REALTY CAPITA						
1548/1254	1/30/2008	WD	U	I	01	111,100
GRANTOR: BLACKSHEAR EDWARD N						
GRANTEE: BLACKSHEAR J DAWSON						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2009] N32 W115 S32 E115$ BAS=[YR=1993] W59
BAS=[YR=1993] W56 S11 BAS=[YR=1993] W16 S27 E16 N27 $ S19 E35
AOF=[YR=1993] E21 N25 W21 S25 $ N25 E21 N5 $ S30 E59 N30 $
PTR= E15 APT=[YR=1993] E17 S15 E3 FST=[YR=1993] N15 E8 S30 W8
N15 $ S15 W20 N30 $ W15 $.

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	0803	ASPHALT C	0	0	0	0	10,236.00	SF	1.50	1.50	100	1985	1985	3	50	7,677	
2	0430	CL FNC 6B	0	0	0	0	380.00	LF	9.70	9.70	100	1991	1991	3	28	1,032	
3	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1991	1991	3	28	210	
4	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	1991	1991	3	28	336	
5	0811	CONCRETE B	0	0	22	24	528.00	SF	5.20	5.20	100	1993	1993	3	66	1,812	
6	6001	ROLLUP DR	0	0	12	14	3.00	UT	400.00	400.00	100	1975	1975	3	20	240	
7	6001	ROLLUP DR	0	0	9	10	1.00	UT	400.00	400.00	100	1975	1975	3	20	80	
8	0097	AWNING CN	0	0	10	8	8.00	SF	48.75	48.75	100	2004	2004	3	40	156	
9	0097	AWNING CN	0	0	11	10	10.00	SF	48.75	48.75	100	2004	2004	3	40	195	
10	0351	CARPORT MT	0	0	25	18	450.00	SF	10.00	10.00	100	2004	2004	3	22	990	

TOTAL OB/XF 12,728

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	004100	C	LIGHT MFG.	0	0004	CI	170.00	190.00	29,439.31	SF		1.00	1.00	1.00	4.00	4.00	117,757							

REVIEW DATE 10/02/2020 BY KK Total Acres: 0.00 Total Land Value: 117,757 Market: 0 Agricultural: 0 Common: 117,757 PRINTED 08/06/2024 BY SYS

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GRANTOR: BLACKSHEAR EDWARD N						
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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	0351	CARPORT MT	0	0	25	18	450.00	SF	10.00	10.00	100	2004	2004	3	22	990	
12	0351	CARPORT MT	0	0	25	12	300.00	SF	10.00	10.00	100	2004	2004	3	22	660	

TOTAL OB/XF 1,650

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

REVIEW DATE 10/02/2020 BY KK Total Acres: 0.00 Total Land Value: 117,757 Market: 0 Agricultural: 0 Common: 117,757 PRINTED 08/06/2024 BY SYS