



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 70
Interior Floo	16	EPOXY STRP 30
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	31	100
Frame	03	MASONRY 100
Story Height		18 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality	02	Quality Level 02
DOR CODE	1410	CONVENIENCE STORES

MAP NUM		MKT AREA	07
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NEIGHBORHOOD/LOC	7001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,792	100	6,792	841,091
CAN	2,769	30	831	102,907
FST	156	50	78	9,659

TOTALS	9,717		7,701	953,658
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	102,639.00	SF	2.00
2	0400	CONC CURB	0	0	0	0	40.00	LF	15.00
3	0972	ST LGHT UN	0	0	0	0	17.00	UT	2,530.00
4	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00
5	0400	CONC CURB	0	0	0	0	777.00	LF	15.00
6	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00
7	0812	CONCRETE C	0	0	0	0	1,755.00	SF	4.00
8	0351	CARPORT MT	0	0	7	6	42.00	SF	10.00
9	0812	CONCRETE C	0	0	0	0	6,580.00	SF	4.00
10	0097	AWNING CN	0	0	0	0	33.00	SF	65.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001410	C	CONV STORE	0	0004	INTNS	0.00	0.00	182,080.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
1402	04	7,701	103.7286	131.74	1,014,530	2020	2020	0	0
1 CONVESTORE - 0% - 0									
Heated Area: 6792									
HX Base Yr									
BAS 2020									
FST 2020									
CAN 2020									
BLD DATE 03/17/2021									
XF DATE 03/17/2021									
INC DATE									
LGL DATE 03/17/2021									
LAND DATE 03/17/2021									
AG DATE									
KK									

542621 OLD DIXIE HWY, CALLAHAN									
TOTAL OB/XF 267,021									

NASSAU COUNTY PROPERTY			
PAGE 1 of 4			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		953,658	
TOTAL MARKET OB/XF VALUE		492,900	
TOTAL LAND VALUE - MARKET		728,320	
TOTAL MARKET VALUE		2,174,878	
SOH/AGL Deduction		294,081	
ASSESSED VALUE		1,880,797	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,880,797	
TOTAL JUST VALUE		2,174,878	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		2,052,377	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5965	SWIM POOL	9,550	08/30/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2276/0769	5/22/2019	WD U	V	11	
GRANTOR: DAVIS & DAVIS LLP					
GRANTEE: DAVIS & DAVIS ENTER					
2249/1401	1/17/2019	WD U	V	11	
GRANTOR: DAVIS RICHARD M					
GRANTEE: DAVIS & DAVIS LLP					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FST=[YR=2020] W13 BAS=[YR=2020] W116 S62 CAN=[YR=2020] S11 E39 S10 E30 N10 E60 N61 W21 S50 W108\$ E108 N50 E8 N12\$ S12 E13 N12\$.					



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
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