IN OR 2582/1256
PARCELS 10-7 11 & 11-1
EX R/W CASE #99-1163-CA

CALLAHAN PLAZA LLC/
12300 NW 18TH STREET
PLANTATION, FL 33323

2024

29-2N-25-0000-0010-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

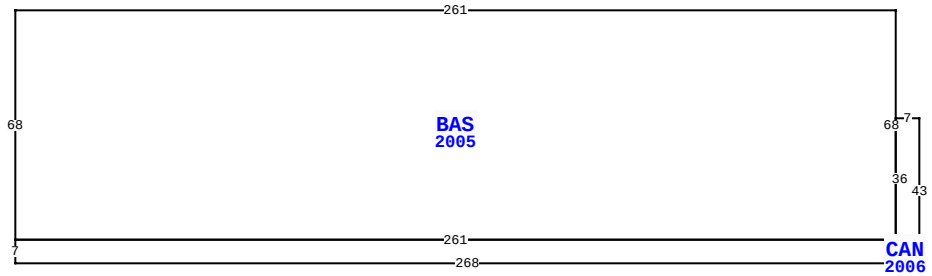
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	28	GLASS THRM 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		57 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		28 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	17,748	100	17,748	1,136,177
CAN	2,128	30	638	40,843
TOTALS	19,876		18,386	1,177,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	18,386	108.2288	123.11	2,263,500	2005	2008	0	0	0	48.00	52.00

1 COMNTYSHOP - 0% - 2023 Heated Area: 17748 HX Base Yr



450061 SR 200, CALLAHAN

BLD DATE	12/31/2020 KK	LGL DATE	
XF DATE	12/31/2020 KK	LAND DATE	12/31/2020 KK
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,177,020
TOTAL MARKET OB/XF VALUE	112,047
TOTAL LAND VALUE - MARKET	761,864
TOTAL MARKET VALUE	2,050,931
SOH/AGL Deduction	0
ASSESSED VALUE	2,050,931
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,050,931
TOTAL JUST VALUE	2,050,931
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,180,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4181	REMODEL	0	03/01/2018
B3903	HOOD	0	01/22/2015
B3894-S	SIGN	0	12/16/2014
E3894	REMODEL	0	12/16/2014
E3893	REMODEL	0	11/10/2014
B3890	ADDITION	0	10/30/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/1256	8/04/2022	WD	Q	I	01	2,710,000
GRANTOR: CALLAHAN DEVELOPMENT						
GRANTEE: CALLAHAN PLAZA LLC						
2579/0117	7/18/2022	QC	U	I	11	100
GRANTOR: US1 PROPERTIES LLC						
GRANTEE: CALLAHAN DEVELOPMEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W261 S68 CAN=[YR=2006] S7 E268 N43 W7 S36 W261$ E261 N68 $.

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	32,894.00	SF	2.00	2.00	100	2005	2005	3	56	36,841	
2	0812	CONCRETE C	0	0	0	0	2,970.00	SF	4.00	4.00	100	2005	2005	3	86	10,217	
3	0400	CONC CURB	0	0	0	0	1,100.00	LF	15.00	15.00	100	2005	2005	3	89	14,685	
4	0402	CONC BUMPE	0	0	0	0	31.00	UT	25.00	25.00	100	2005	2005	3	89	690	
5	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2005	2005	3	66	6,679	
6	4950	BOLLARD	0	0	0	0	42.00	UT	100.00	100.00	100	2005	2005	3	100	4,200	
7	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2005	2005	3	66	462	
8	0422	CL FNC 4'	0	0	0	0	394.00	LF	15.00	15.00	100	2005	2005	3	66	3,901	
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	66	198	
10	0964	HALON SYST	0	0	20	4	80.00	SF	50.00	50.00	100	2005	2005	3	86	3,440	

TOTAL OB/XF 81,313

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	001600	C	SH CTR COM	0	0004	CH	420.00	215.00	95,233.00	SF		1.00	1.00	1.00	8.00	8.00	761,864							

REVIEW DATE 12/31/2020 BY KK Total Acres: 0.00 Total Land Value: 761,864 Market: 0 Agricultural: 0 Common: 761,864 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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DOR CODE	1600	COMMUNITY SHOPPING	
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NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
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INCOME VALUE	
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GRANTOR: US1 PROPERTIES LLC						
GRANTEE: CALLAHAN DEVELOPMEN						

BLD DATE	12/31/2020	KK	LGL DATE	
XF DATE	12/31/2020	KK	LAND DATE	12/31/2020 KK
INC DATE			AG DATE	

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	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2005	2005	3	24	192	
12	0964	HALON SYST	0	0	8	4	32.00	SF	50.00	50.00	100	2005	2005	3	86	1,376	
13	0418	EXHST FAN	0	0	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	24	72	
14	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00	450.00	100	2005	2005	3	66	1,782	
15	0976	DECORATIVE	0	0	0	0	5.00	UT	125.00	125.00	100	2005	2005	3	66	413	
16	0803	ASPHALT C	0	0	137	28	3,836.00	SF	2.00	2.00	100	2020	2020	3	86	6,598	
17	0803	ASPHALT C	0	0	0	0	11,673.00	SF	2.00	2.00	100	2020	2020	3	86	20,078	
18	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2020	2020	3	99	223	

TOTAL OB/XF 30,734

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 12/31/2020 BY KK Total Acres: 0.00 Total Land Value: 761,864 Market: 0 Agricultural: 0 Common: 761,864 PRINTED 08/06/2024 BY SYS