PT OF SEC 29-2N-25E &
PT OF SEC 51-2N-25E
IN OR 2505/1036

HAGAN ACE HARDWARE OF CALLAHAN
1022 BLANDING BLVD
ORANGE PARK, FL 32065

2024

29-2N-25-0000-0010-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 75
Exterior Wall	17	CB STUCCO 25
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 90
Interior Floo	14	CARPET 10
Ceiling	04	NONE 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		23 100
Frame	03	MASONRY 100
Story Height		22 100
RMS		10 100
Occupancy	OO	OWNER OCC 100
Quality	06	Quality Level 06

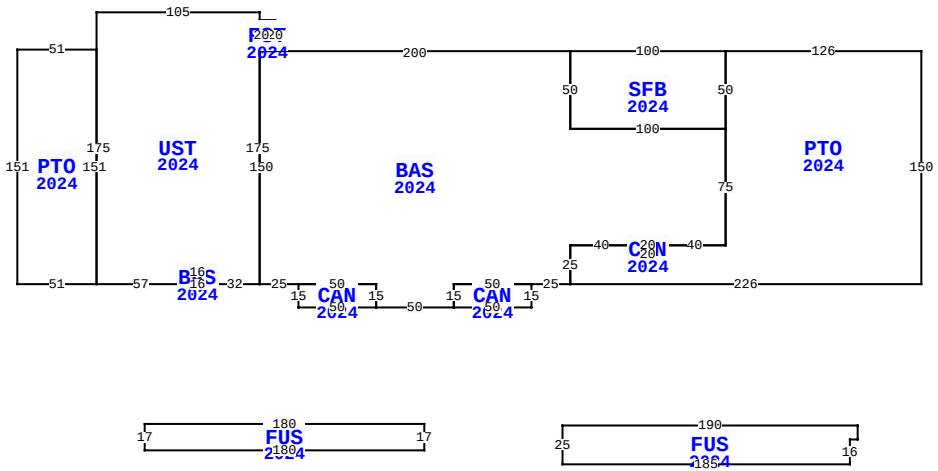
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	128	100	128	9,453
BAS	38,250	100	38,250	2,824,763
CAN	120	30	36	2,659
CAN	750	30	225	16,616
CAN	750	30	225	16,616
FST	200	50	100	7,385
FUS	3,060	100	3,060	225,981
FUS	4,670	100	4,670	344,880
PTO	7,701	5	385	28,432
PTO	21,280	5	1,064	78,576
TOTALS	100,156		59,442	4,389,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1303	04	59,442	120.5738	73.85	4,389,792	2023	2023	0	0	0	0.00	100.00

1 WAREH DISC – 0% - 2024 Heated Area: 50108 HX Base Yr



** This building has 12 Sub-Areas

450037 SR 200, CALLAHAN

BLD DATE			LGL DATE
XF DATE			LAND DATE
INC DATE	06/07/2024	REA	AG DATE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	9,044,357
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	9,044,357
SOH/AGL Deduction	0
ASSESSED VALUE	9,044,357
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,044,357
TOTAL JUST VALUE	9,044,357
NCON VALUE	7,351,600
INCOME VALUE	9,044,357
PREVIOUS YEAR MKT VALUE	1,648,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4559	NEW CONSTR	7,700,000	05/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2505/1036	10/13/2021	SW	Q	V	01	1,760,000

GRANTOR: US1 PROPERTIES LLC
GRANTEE: HAGAN ACE HARDWARE

BUILDING NOTES

EXTRA FEATURES

L N	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	1	0	0	0	132,420.00	SF	2.00	2.00	100	2024	2023		100	264,840	
2	0812	CONCRETE C	1	0	0	0	8,895.00	SF	4.00	4.00	100	2024	2023		100	35,580	
3	0400	CONC CURB	1	0	0	0	3,364.00	LF	15.00	15.00	100	2024	2023		100	50,460	
4	1126	CB/STC 8"	1	0	0	0	72.00	SF	8.00	8.00	100	2024	2023		100	576	
5	0463	FENCE GATE	1	0	0	0	4.00	UT	300.00	300.00	100	2024	2023		100	1,200	
6	4950	BOLLARD	1	0	0	0	37.00	UT	100.00	100.00	100	2024	2023		100	3,700	
7	0410	ELEVATOR	1	0	0	0	1.00	UT	10,000.00	10,000.00	100	2024	2023		100	10,000	
8	0972	ST LGHT UN	1	0	0	0	13.00	UT	2,530.00	2,530.00	100	2024	2023		100	32,890	
9	0975	ST LT/ARM	1	0	0	0	12.00	UT	500.00	500.00	100	2024	2023		100	6,000	
10	2601	GRNHS FG 1	1	0	26	71	1,846.00	SF	10.35	10.35	100	2024	2023		100	19,106	

TOTAL OB/XF 424,352

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-76,20] S50 E100 S75 W40 W20 W40 S25 W25 W50 S15 W50 N15 W50 W25 N150 E200 $
PTO=[YR=2024;ORIG=150,20] W126 S50 S75 W40 S6 W20 N6 W40 S25 E226 N150 $
UST=[YR=2024;ORIG=-381,-5] E105 S175 W32 N8 W16 S8 W57 N175 $
PTO=[YR=2024;ORIG=-432,19] E51 S151 W51 N151 $
SFB=[YR=2024;ORIG=-76,20] E100 S50 W100 N50 $
FUS=[YR=2024;ORIG=-81,261] E190 S9 W5 S16 W185 N25 $
FUS=[YR=2024;ORIG=-170,260] W180 S17 E180 N17 $
CAN=[YR=2024;ORIG=-251,170] E50 S15 W50 N15 $
CAN=[YR=2024;ORIG=-151,170] E50 S15 W50 N15 $
FST=[YR=2024;ORIG=-276,0] E10 S20 W10 N20 $

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001000	C	COMMERCIAL	0		CH	0.00	0.00	412,100.00	SF		1.00	1.00	1.00	4.00	4.00	1,648,400							

REVIEW DATE 06/29/2023 BY HS Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS