PT OF NW1/4 OF SEC 29-2N-25E
IN OR 295/750 (EX PT IN R/W)

NASSAU PARTS & SUPPLY INC
P O BOX 87
CALLAHAN, FL 32011-0087

2024

29-2N-25-0000-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	25	MOD METAL 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 90
Roof Cover	12	MODULAR MT 10
Interior Wall	01	MINIMUM 60
Interior Wall	04	PLYWOOD 40
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Quality	00	QUALITY Level 03
Occupancy	00	OCCUPANCY 100

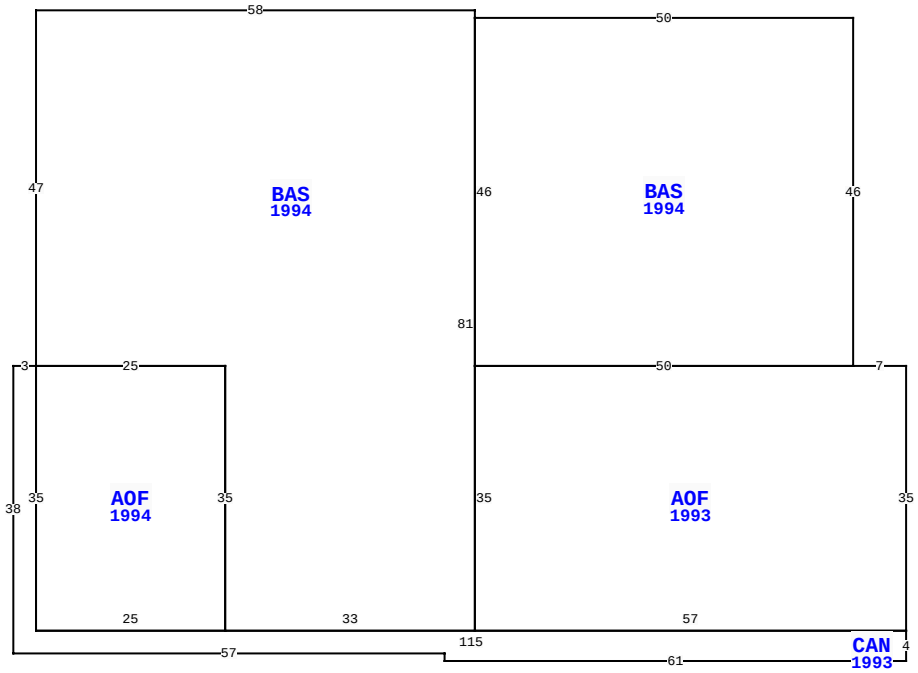
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,995	100	1,995	33,528
AOF	875	100	875	14,705
BAS	2,300	100	2,300	38,654
BAS	3,881	100	3,881	65,224
CAN	520	30	156	2,622
TOTALS	9,571		9,207	154,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2501	04	9,207	65.3341	56.02	515,776	1950	1950	0	0	20	50.00	30.00

1 SERV SHOP – 0% - 0 Heated Area: 9051 HX Base Yr



450042 SR 200, CALLAHAN

BLD DATE	12/05/2019	KK	LGL DATE		
XF DATE	12/05/2019	KK	LAND DATE	12/05/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	154,733
TOTAL MARKET OB/XF VALUE	31,809
TOTAL LAND VALUE - MARKET	219,544
TOTAL MARKET VALUE	406,086
SOH/AGL Deduction	96,950
ASSESSED VALUE	309,136
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,136
TOTAL JUST VALUE	406,086
NCON VALUE	0
INCOME VALUE	164,771
PREVIOUS YEAR MKT VALUE	411,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4245	SIGN	0	04/02/2019
B2522	REPAIR/RRF	8,000	07/01/2002
2207	REPAIR/RRF	12,000	07/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0295/0750	7/06/1979	WD	Q	I		52,000
GRANTOR: MCLARTY ALEXANDER D &						
GRANTEE: NASSAU PARTS & SUPP						
0241/0384	6/02/1977	WD	Q	I		25,000
GRANTOR: CHANCEY GLENN C & MAR						
GRANTEE: MCLARTY ALEXANDER D						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W7 BAS=[YR=1994] N46 W50 BAS=[YR=1994] N1 W58 S47 CAN=[YR=1993] W3 S38 E57 S1 E61 N4 W115 N35$ AOF=[YR=1994] S35 E25 N35 W25$ E25 S35 E33 N81$ S46 E50$ W50 S35 E57 N35$.

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	0812	CONCRETE C	0	0	0	0	7,445.00	SF	4.00	4.00	100	1980	1980	3	32.5	9,679	
2	0802	ASPHALT B	0	0	0	0	1,407.00	SF	2.40	2.40	100	1983	1983	3	50	1,688	
3	0812	CONCRETE C	0	0	0	0	5,162.00	SF	4.00	4.00	100	2005	2005	3	86	17,757	
4	0430	CL FNC 6B	0	0	0	0	305.00	LF	9.70	9.70	100	1994	1994	3	32	947	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1994	1994	3	32	192	
6	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	1994	1994	3	32	112	
7	0465	FNC GT 15'	0	0	0	0	2.00	UT	450.00	450.00	100	1994	1994	3	32	288	
8	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00	400.00	100	1985	1985	3	20	480	
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	66	198	
10	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2000	2000	3	52	468	

TOTAL OB/XF 31,809

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	002700	C	AUTO SALES	0	0004	CH	145.00	192.00	27,443.00	SF		1.00	1.00	1.00	8.00	8.00	219,544							

REVIEW DATE 12/05/2019 BY KK Total Acres: 0.00 Total Land Value: 219,544 Market: 0 Agricultural: 0 Common: 219,544 PRINTED 08/06/2024 BY SYS