

TOWN OF CALLAHAN
P O BOX 5016
CALLAHAN, FL 32011-5016

29-2N-25-0000-0015-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION																				PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	15	CONC BLOCK 50								8901	04	3,160	105.6515	181.19	572,560	1955	1972	0	0	0	40.00	60.00	VALUATION BY STANDARD																
Exterior Wall	17	CB STUCCO 50								1 GOVT BLDG - 0% - 0										Heated Area: 3040 HX Base Yr																			
RooF Structur	01	FLAT 100								BAS 1993 FST 1993														BUILDING MARKET VALUE								1,719,666							
Roof Cover	04	BUILT-UP 100																						TOTAL MARKET OB/XF VALUE								270,006							
Interior Wall	04	PLYWOOD 50																						TOTAL LAND VALUE - MARKET								620,430							
Interior Wall	05	DRYWALL 50																						TOTAL MARKET VALUE								2,610,102							
Interior Floo	14	CARPET 60																						SOH/AGL Deduction								499,408							
Interior Floo	07	CORK/VTILE 40																						ASSESSED VALUE								2,110,694							
Ceiling	01	FIN.SUSPD 100																						TOTAL EXEMPTION VALUE								04 2,110,694							
Air Condition	03	CENTRAL 100																						BASE TAXABLE VALUE								0							
Heating Type	04	AIR DUCTED 100																						TOTAL JUST VALUE								2,610,102							
Fixtures	03	7 100 MASONRY 100																						NCON VALUE								0							
Frame	03	MASONRY 100								INCOME VALUE								0																					
Story Height	16	100								PREVIOUS YEAR MKT VALUE								2,653,112																					
RMS	0	8 100																																					
Stories	0	0 100																																					
Units	0	0 100																																					
BUD8 Adjustme	01	DIST CA 100																																					
Occupancy	08	ONE LEVEL 03																																					
DOR CODE	8900	MUNICIPAL																																					
MAP NUM		MKT AREA								07																													
NEIGHBORHOOD/LOC	1290.100																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	3,040	100	3,040	330,491																																			
FST	240	50	120	13,046																																			
TOTALS	3,280		3,160	343,536																																			
EXTRA FEATURES					542300 US HWY 1, CALLAHAN										BLD DATE					LGL DATE																			
															XF DATE					LAND DATE																			
															INC DATE					AG DATE																			
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	0511	GARAGE CB-	0	0	11 41	451.00	SF	40.00	100	1985	1985	3	47	8,479																									
2	0510	GARAGE WD-	0	0	40 75	3,000.00	SF	35.00	100	1985	1985	3	20	21,000																									
3	0980	TANK	0	0	0	1.00	UT	375,000.00	100	1980	1980	3	20	75,000																									
4	0803	ASPHALT C	0	0	0	11,800.00	SF	2.00	100	1985	1985	3	50	11,800																									
5	0812	CONCRETE C	0	0	0	4,452.00	SF	4.00	100	1985	1985	3	47	8,370																									
6	0803	ASPHALT C	0	0	0	8,273.00	SF	2.00	100	1997	1997	3	50	8,273																									
7	0811	CONCRETE B	0	0	0	792.00	SF	5.20	100	1997	1997	3	73	3,006																									
8	0402	CONC BUMPE	0	0	0	4.00	UT	25.00	100	1985	1985	3	58	58																									
9	6001	ROLLUP DR	0	0	0	2.00	UT	400.00	100	1985	1985	3	20	160																									
10	6002	EL ROLL DR	0	0	0	6.00	UT	900.00	100	1997	1997	3	20	1,080																									
LAND DESCRIPTION					TOTAL OB/XF										137,226																								
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	008900	C	MUNICIPAL	0		PBLC	0.00	0.00	77,540.00	SF		1.00	1.00	1.00	8.00	8.00	620,320																						
2	009400	C	RIGHTOFWAY	0		PBLC	0.00	0.00	1.10	AC		1.00	1.00	1.00	100.00	100.00	110																						

PT OF NW1/4 OF SEC 29-2N-25E
IN DBK 196/63, OR 79/462,
OR 315/663, OR 338/33,

TOWN OF CALLAHAN
P O BOX 5016
CALLAHAN, FL 32011-5016

2024

29-2N-25-0000-0015-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		26 100
Frame	02	WOOD FRAME 100
Story Height		15 100
RMS		15 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8900	MUNICIPAL
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC		1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,501	100	2,501	451,785
FGR	4,322	60	2,593	468,405
FOP	78	30	23	4,155
FUS	2,501	100	2,501	451,785
TOTALS	9,402		7,618	1,376,130

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
11	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00	400.00	
12	7080	SOUND SYS	0	0	0	0	1.00	UT	1,000.00	1,000.00	
13	0966	FIRE SPRNK	0	0	0	0	5,000.00	SF	3.00	3.00	
14	0505	FLAGPOLE A	0	0	0	0	35.00	LF	50.00	50.00	
15	0979	TANK WATER	0	0	0	0	1.00	UT	120,000.00	120,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8901	04	7,618	114.4900	196.35	1,495,794	1997	1997	0	0	8.00	92.00
2 GOVT BLDG - 0% - 0											
Heated Area: 5002											
HX Base Yr											
542300 US HWY 1, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

TOTAL OB/XF											
132,780											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		1,719,666	
TOTAL MARKET OB/XF VALUE		270,006	
TOTAL LAND VALUE - MARKET		620,430	
TOTAL MARKET VALUE		2,610,102	
SOH/AGL Deduction		499,408	
ASSESSED VALUE		2,110,694	
TOTAL EXEMPTION VALUE		04	2,110,694
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		2,610,102	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,653,112	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0681/1414	5/18/1993	SW	U	I	03	186,828	
GRANTOR: CHEVRON USA INC							
GRANTEE: TOWN OF CALLAHAN							
0341/0137	7/08/1981	QC	U	I	03	100	
GRANTOR: HODGES W W JR ESTATE							
GRANTEE: TOWN OF CALLAHAN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1997] W77 N14 W23 BAS=[YR=1997] N3 W41 S61 E14 FOP=[YR=1997] S6 E13 N6 W13 \$ E27 N58 \$ S54 E100 N40 \$ PTR= E15 FUS=[YR=1997] E41 S61 W41 N61 \$ W15 \$.											