

PT OF NW1/4 OF SEC 29-2N-25E
IN OR 2087/1128
(EX R/W IN OR 884/1178)

CALLAHAN INVESTMENT ONE LLC/
14106 US HWY 19
HUDSON, FL 34667

2024

29-2N-25-0000-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	12	CEDAR 30
Roof Structure	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floor	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	06	100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1410	CONVENIENCE STORES
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	132	100	132	4,919
BAS	1,300	100	1,300	48,440
BAS	63	100	63	2,347
BAS	184	100	184	6,856
BAS	525	100	525	19,562
TOTALS	2,204		2,204	82,124

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0803	ASPHALT C	0	0	0	6,269.00	SF	2.00	2.00	100	1985
2	0812	CONCRETE C	0	0	0	7,559.00	SF	4.00	4.00	100	1980
3	0972	ST LGHT UN	0	0	0	5.00	UT	2,530.00	2,530.00	100	1985
4	0430	CL FNC 6B	0	0	0	190.00	LF	9.70	9.70	100	1985
5	0446	BOX FNC 6'	0	0	0	21.00	LF	20.00	20.00	100	1985
6	1100	VAC SYSTEM	0	0	0	1.00	UT	800.00	800.00	100	1980
7	0524	PUMP ISLND	0	0	0	272.00	SF	4.50	4.50	100	1975
8	0975	ST LT/ARM	0	0	0	4.00	UT	500.00	500.00	100	1985
9	0400	CONC CURB	0	0	0	174.00	LF	15.00	15.00	100	1980
10	4950	BOLLARD	0	0	0	18.00	UT	100.00	100.00	100	1985

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001410	C	CONV STORE	0	0004	INTNS	0.00	0.00	29,400.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1402	04	2,204	90.2738	114.65	252,689	1964	1980	0	0	67.50	32.50
1 CONVESTORE - 0% - 0											
Heated Area: 2204 HX Base Yr											
BLD DATE	05/27/2022	KK	LGL DATE								
XF DATE	05/27/2022	KK	LAND DATE	05/27/2022	KK						
INC DATE			AG DATE								

TOTAL OB/XF											
23,937											
542459 US HWY 1, CALLAHAN											

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											1
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 1						Tax Dist:					
BUILDING MARKET VALUE						82,124					
TOTAL MARKET OB/XF VALUE						34,405					
TOTAL LAND VALUE - MARKET						279,300					
TOTAL MARKET VALUE						395,829					
SOH/AGL Deduction						0					
ASSESSED VALUE						395,829					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						395,829					
TOTAL JUST VALUE						395,829					
NCON VALUE						0					
INCOME VALUE						8,704,550					
PREVIOUS YEAR MKT VALUE						390,466					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4420	SIGN	4,000	07/22/2021
4192	SIGN	0	05/01/2018
2400	GAS PUMPS	0	12/01/2001
2300	TANKS/BLRS	3,000	05/25/1989
2191	NEW CONSTR	3,000	02/16/1988
2190	OTHER	24,300	02/09/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2087/1128	12/01/2016	WD	Q	I	01	750,000	
GRANTOR: REECE LENNIE E REVOCA							
GRANTEE: CALLAHAN INVESTMENT							
1623/0325	6/01/2009	TD	U	I	30	100	
GRANTOR: REECE LENNIE E TRUSTE							
GRANTEE: REECE LENNIE E TRUS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W29 BAS=[YR=1993] W47 S13 BAS=[YR=1994] S9 E7 N9 W7\$ E7 S9 W7 S7 E47 BAS=[YR=1994] E21 BAS=[YR=1994] E8 N23 W8 S23\$ N25 W21 S25\$ N29\$ S4 E21 S2 E8 N6\$.											

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										1
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY											
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