PT FRACL NW1/4 OF
SEC 29-2N-25E IN OR 2727/610

SH CALLAHAN LLC
1100 EAST MOREHEAD ST
CHARLOTTE, NC 28204

2024

29-2N-25-0000-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		15 100
Frame	03	MASONRY 100
Story Height		12 100
Stories	1.	1. 100
Quality	03	Quality Level 03

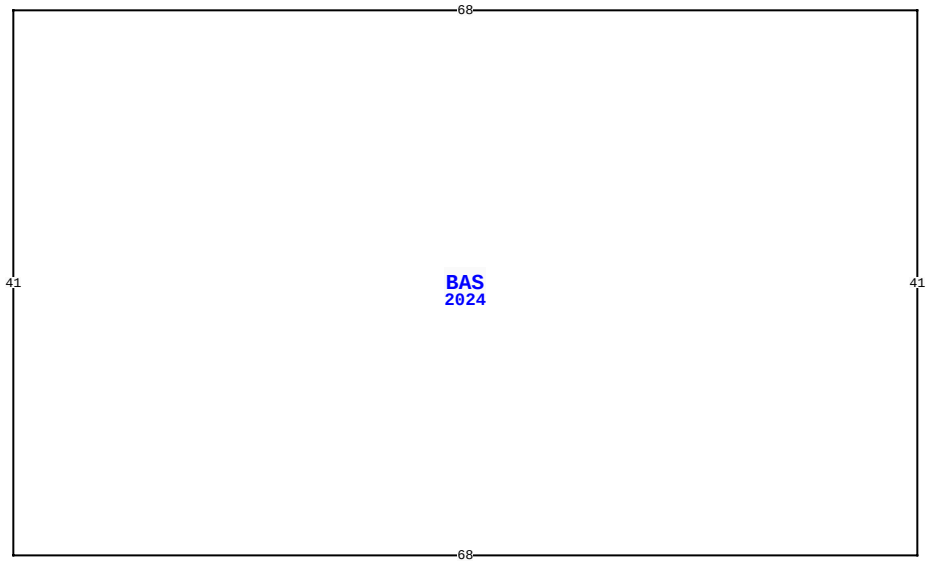
DOR CODE	1720	MEDICAL OFFICE	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,788	100	2,788	492,751
TOTALS	2,788		2,788	492,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	2,788	109.0960	176.74	492,751	2023	2023	0	0	0	0.00	100.00

1 MDL OFFICE – 0% - 2024 Heated Area: 2788 HX Base Yr



542435 US HWY 1, CALLAHAN

BLD DATE	03/07/2017 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	492,751
TOTAL MARKET OB/XF VALUE	18,135
TOTAL LAND VALUE - MARKET	302,100
TOTAL MARKET VALUE	812,986
SOH/AGL Deduction	0
ASSESSED VALUE	812,986
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	812,986
TOTAL JUST VALUE	812,986
NCON VALUE	510,886
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4620	NEW DOCTOR		12/15/2022
B3985	SHED	0	12/01/2015
3901-S	SIGN	0	01/16/2015
2277	REPAIR/RRF	1,000	02/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2727/610	7/23/2024	SW	Q	I	01	1,970,000
GRANTOR: JFS HOLDINGS LLC						
GRANTEE: SH CALLAHAN LLC						
2604/0657	11/18/2022	WD	Q	V	05	400,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: JFS HOLDINGS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E68 S41 W68 N41 $
.

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	7,540.00	SF	2.00	2.00	100	2024	2023		100	15,080	
2	0812	CONCRETE C	0	0	0	0	695.00	SF	4.00	4.00	100	2024	2023		100	2,780	
3	0402	CONC BUMPE	0	0	0	0	11.00	UT	25.00	25.00	100	2024	2023		100	275	

LAND DESCRIPTION

TOTAL OB/XF 18,135

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	001000	C	COMMERCIAL	0	0004	CH	0.00	0.00	31,800.00	SF		1.00	1.00	1.00	9.50	9.50	302,100							

REVIEW DATE 12/19/2023 BY HS Total Acres: 0.00 Total Land Value: 302,100 Market: 0 Agricultural: 0 Common: 302,100 PRINTED 08/06/2024 BY SYS