



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	12	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	15	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,304	100	3,304	571,687
CAN	90	30	27	4,672
CAN	196	30	59	10,208
STP	198	10	20	3,461
TOTALS	3,788		3,410	590,028

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
1	0422	CL FNC 4'	0	0	0	126.00	LF	15.00	15.00	100	2018	2018	3	94
2	0402	CONC BUMPE	0	0	0	7.00	UT	25.00	25.00	100	1995	1995	3	77
3	0812	CONCRETE C	0	0	0	8,974.00	SF	4.00	4.00	100	1995	1995	3	70
4	0400	CONC CURB	0	0	0	306.00	LF	15.00	15.00	100	1995	1995	3	77
5	0971	ST LGHT OV	0	0	0	2.00	UT	1,555.00	1,555.00	100	2018	2018	3	94

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	001700	C	1STORY OFF	0	0004	CH	83.00	250.00	20,990.00	SF		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
1701	04	3,410	125.8400	178.38	608,276	2018	2018	0	0	0	3.00	97.00		
1 OFFICE 1&2 - 0% - 0 Heated Area: 3304 HX Base Yr														
BLD DATE	04/02/2019				TW	LGL DATE	04/02/2019							
XF DATE						LAND DATE								
INC DATE						AG DATE								

542256 US HWY 1, CALLAHAN														
TOTAL OB/XF 33,496														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			590,028
TOTAL MARKET OB/XF VALUE			33,496
TOTAL LAND VALUE - MARKET			167,920
TOTAL MARKET VALUE			791,444
SOH/AGL Deduction			136,923
ASSESSED VALUE			654,521
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			654,521
TOTAL JUST VALUE			791,444
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			799,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4129	REMODEL	0	06/01/2017
111	NEW CONSTR	0	01/10/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2026/0813	1/27/2016	SW	U	I	37	175,000
GRANTOR: CRIMSON KINGS ROAD HO						
GRANTEE: NASSAU COUNTY FARM						
1953/1626	12/22/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CRIMSON KINGS ROAD						

BUILDING NOTES														
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BUILDING DIMENSIONS														
STP=[YR=2018] W20 BAS=[YR=2018] N2 W33 N10 W82 S32 E17 CAN=[YR=2018] S5 E18 N5 W18\$ E32 N6 E41 S14 E25 N8 CAN=[YR=2018] E14 N14 W14 S14\$ N20\$ S6 E14 S13 E6 N19\$.														