IN OR 1552/1159

SAFAR IEVOUN/
2716 ALVARADO AVENUE
JACKSONVILLE, FL 32217

**2024**

**29-2N-25-0000-0054-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 02 | ROLL COMP 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 5 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 13 100 |
| RMS | | 1 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

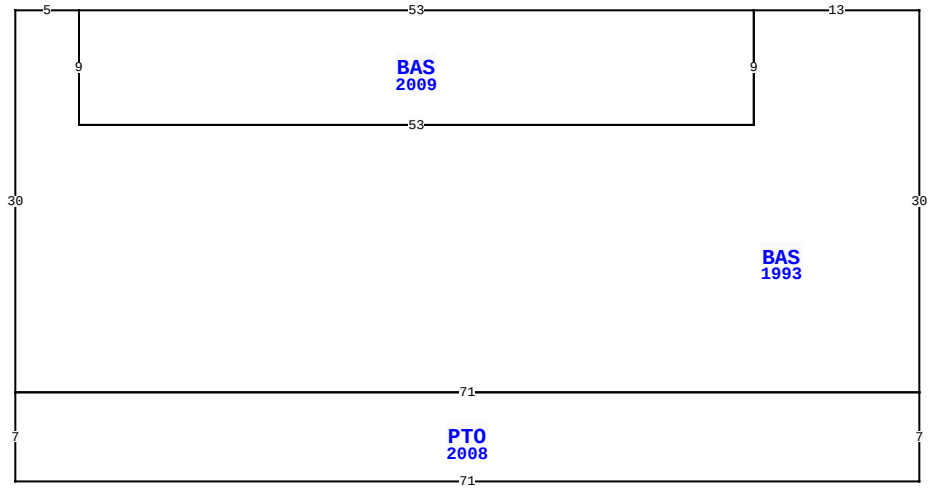
| | | | |
|---|---|---|---|
| DOR CODE | 1410 | CONVENIENCE STORES | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 1290.100 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,653 | 100 | 1,653 | 93,529 |
| BAS | 477 | 100 | 477 | 26,989 |
| PTO | 497 | 5 | 25 | 1,414 |
| TOTALS | 2,627 | | 2,155 | 121,933 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1402 | 04 | 2,155 | 85.6800 | 108.81 | 234,486 | 1977 | 1987 | 0 | 0 | 0 | 48.00 | 52.00 |

1 CONVESTORE – 0% - 0 Heated Area: 2130 HX Base Yr




542214 US HWY 1, CALLAHAN

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 02/07/2020 | KKA | LGL DATE | | |
| XF DATE | 02/07/2020 | KKA | LAND DATE | 02/07/2020 | KKA |
| INC DATE | | | AG DATE | | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 121,933 |
| TOTAL MARKET OB/XF VALUE | 6,844 |
| TOTAL LAND VALUE - MARKET | 70,480 |
| TOTAL MARKET VALUE | 199,257 |
| SOH/AGL Deduction | 32,684 |
| ASSESSED VALUE | 166,573 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 166,573 |
| TOTAL JUST VALUE | 199,257 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 186,820 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2036 | REMODEL | 5,500 | 02/10/1997 |
| 2037 | CHNGE SRVC | 2,000 | 02/10/1997 |
| 2030 | H/AC | 3,900 | 01/15/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1552/1159 | 2/26/2008 | WD | Q | I | | 350,000 |
| GRANTOR: JOHNSON SAMUEL E | | | | | | |
| GRANTEE: SAFAR IEVOUN | | | | | | |
| 0780/1705 | 12/30/1996 | WD | Q | I | | 95,000 |
| GRANTOR: PAUL LEWIS TIRE CENTE | | | | | | |
| GRANTEE: JOHNSON SAMUEL E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W13 BAS=[YR=2009] W53 S9 E53 N9
$S9W53N9W5S30PTO=[YR=2008] S7E71 N7W71$E71N30 $ .

## 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 | 4,300.00 | SF | 1.50 | 1.50 | 100 | 1975 | 1975 | 3 | 50 | 3,225 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 426.00 | SF | 6.50 | 6.50 | 100 | 1977 | 1977 | 3 | 28 | 775 | |
| 3 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 1977 | 1977 | 3 | 20 | 60 | |
| 4 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 5.00 | UT | 25.00 | 25.00 | 100 | 1975 | 1975 | 3 | 36 | 45 | |
| 5 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 35.00 | LF | 20.00 | 20.00 | 100 | 1977 | 1977 | 3 | 20 | 140 | |
| 6 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 3.00 | UT | 450.00 | 450.00 | 100 | 2008 | 2008 | 3 | 74 | 999 | |
| 7 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 16.00 | UT | 100.00 | 100.00 | 100 | 2008 | 2008 | 3 | 100 | 1,600 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,844

| 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 | 001410 | C | CONV STORE | 0 | 0004 | CH | 87.00 | 100.00 | 8,810.00 | SF | | 1.00 | 1.00 | 1.00 | 8.00 | 8.00 | 70,480 | | | | | | | |

REVIEW DATE 02/07/2020 BY KKA Total Acres: 0.00 Total Land Value: 70,480 Market: 0 Agricultural: 0 Common: 70,480 PRINTED 08/06/2024 BY SYS