

PATEL HARESH KUMAR & MANISHA B
542403 US HWY 1
CALLAHAN, FL 32011

29-2N-25-3120-0001-0000

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT CD

Exterior Wall 15 CONC BLOCK 50

Exterior Wall 17 CB STUCCO 50

Roof Structure 01 FLAT 100

Roof Cover 04 BUILT-UP 100

Interior Wall 01 MINIMUM 50

Interior Wall 05 DRYWALL 50

Interior Floor 14 CARPET 90

Interior Floor 08 SHT VINYL 10

Ceiling 02 F.NOT SUS 100

Air Condition 01 NONE 100

Heating Type 03 FORCED AIR 100

Fixtures Frame 03 57 100 MASONRY 100

Common Wall 6 100

Story Height 8 100

RMS 21 100

Units 0 100

Occupancy 00 NONE 100

Quality 02 Quality Level 02

DOR CODE 3900 HOTELS AND MOTELS

MAP NUM MKT AREA 07

NEIGHBORHOOD/LOC 7002.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE

BAS 240 100 240 1,747

BAS 780 100 780 5,677

BAS 1,260 100 1,260 9,170

BAS 2,800 100 2,800 20,378

CAN 1,235 30 370 2,693

FST 480 50 240 1,747

UST 260 30 78 568

UST 320 30 96 699

TOTALS 7,375 5,864 42,678

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT AP NORM % COND

3901 07 5,864 80.4168 72.78 426,782 1959 1959 0 25 80.00 10.00

1 MOTEL - 0% - 1998 Heated Area: 5080 HX Base Yr 1998

24 56 20 20 10 10 7 7 20 20 6 67 140 130 39 34 20 5 65 73 12 12 13 13 5 20

UST 1993 BAS 1993 CAN 1993 BAS 1993 UST 1993

BLD DATE 07/12/2021 KK LGL DATE 07/12/2021 KK XF DATE 07/12/2021 INC DATE AG DATE 07/12/2021 KK

EXTRA FEATURES 542403 US HWY 1, CALLAHAN

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 0812 CONCRETE C 0 100 0 0 585.00 SF 4.00 4.00 100 1980 1980 3 32.5 761

2 0972 ST LGHT UN 0 100 0 0 2.00 UT 2,530.00 2,530.00 100 1980 1980 3 20 1,012

3 0803 ASPHALT C 0 100 0 0 10,941.00 SF 2.00 2.00 100 1980 1980 3 50 10,941

4 0964 HALON SYST 0 0 10 2 20.00 SF 50.00 50.00 100 1995 1995 3 70 700

5 4950 BOLLARD 0 0 0 0 3.00 UT 100.00 100.00 0 1990 1990 3 100 300

6 0418 EXHST FAN 0 100 0 0 1.00 UT 400.00 400.00 100 1990 1990 3 20 80

7 0680 POLE SHED 0 100 0 0 626.00 SF 10.00 10.00 100 1990 1990 3 20 1,252

LAND DESCRIPTION TOTAL OB/XF 15,046

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 003900 C MOTEL 0 0004 CH 263.00 179.00 42,670.00 SF 1.00 1.00 1.00 8.00 8.00 341,360

REVIEW DATE 07/12/2021 BY KK Total Acres: 0.00 Total Land Value: 341,360 Market: 0 Agricultural: 0 Common: 341,360 PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BY STANDARD

Tax Group: 1 Tax Dist:

BUILDING MARKET VALUE 132,566

TOTAL MARKET OB/XF VALUE 15,046

TOTAL LAND VALUE - MARKET 341,360

TOTAL MARKET VALUE 488,972

SOH/AGL Deduction 206,010

ASSESSED VALUE 282,962

TOTAL EXEMPTION VALUE HX HB 24,785

BASE TAXABLE VALUE 258,177

TOTAL JUST VALUE 488,972

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 514,712

PERMIT NUM DESCRIPTION AMT ISSUED

4339R REPAIR/RRF 3,800 07/14/2020

01 SIGNS 500 12/07/2001

2311 REMODEL 4,000 10/23/2000

2293 SIGN 0 09/15/2000

2290 REMODEL 1,000 09/13/2000

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2494/0376 8/24/2021 WD U I 37 225,000

GRANTOR : PATEL USHA

GRANTEE : PATEL HARESH KUMAR

0803/1590 8/20/1997 CD U I 09 225,000

GRANTOR : PATEL USHA

GRANTEE : PATEL HARESH K & MA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W80 UST=[YR=1993] N10 W20 S10 BAS=[YR=1993] W56 FST=[YR=1993] W24 S20 BAS=[YR=1993] S39 E20 CAN=[YR=1993] E5 N34 E130 S73 E5 UST=[YR=1993] E20 N13 W20 S13\$ N13 BAS=[YR=1993] E20 N12 W20 S12\$ N65 W140 S39\$ N39 W20\$ E24 N20\$ S20 E63 N20 W7\$ E7 S20 E6 N20 E7\$ W7 S20 E67 S53 E20 N73\$.

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