



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Common Wall		30 100
Story Height		10 100
RMS		3 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	ONE 190Level 03

DOR CODE 1700OFFICE BUILDINGS

MAP NUM 1290.100 MKT AREA 07

NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	77	100	77	4,330
BAS	211	100	211	11,865
BAS	234	100	234	13,158
BAS	812	100	812	45,660
CAN	174	30	52	2,924
FCP	575	30	172	9,672

TOTALS 2,083 1,558 87,609

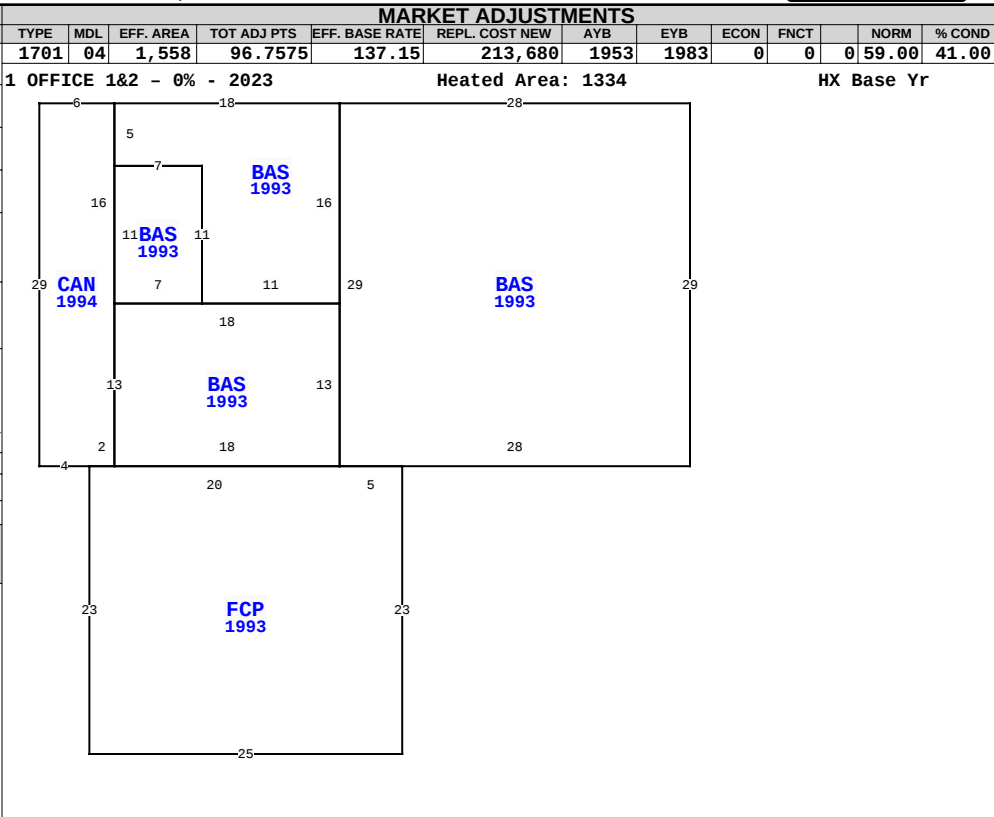
EXTRA FEATURES

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	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0	3,904.00	SF	4.00	4.00	100	1980	1980	3	32.5	5,075	
2	0812	CONCRETE C	0	0	0	0	2,097.00	SF	4.00	4.00	100	1997	1997	3	73	6,123	
3	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1995	1995	3	20	160	
4	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1995	1995	3	39	606	
5	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	2004	2004	3	22	352	
6	0443	STK FNC 6'	0	0	0	0	100.00	LF	10.00	10.00	100	1995	1995	3	20	200	

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002500	C	SRVC SHOPS	0		CH	0.00	0.00	8,903.00	SF		1.00	1.00	1.00	9.50	9.50	84,578							

REVIEW DATE 03/30/2023 BY HS



542347 US HWY 1, CALLAHAN

BLD DATE 03/30/2023 HS
XF DATE 09/15/2020 KKA
INC DATE

LGL DATE
LAND DATE 09/15/2020 KKA
AG DATE

TOTAL OB/XF																	12,516
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TOTAL OB/XF																	12,516
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Total Acres: 0.00 Total Land Value: 84,578 Market: 0 Agricultural: 0 Common: 84,578

NASSAU COUNTY PROPERTY				PAGE 1 of 2	1
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE		105,440			
TOTAL MARKET OB/XF VALUE		12,516			
TOTAL LAND VALUE - MARKET		84,578			
TOTAL MARKET VALUE		202,534			
SOH/AGL Deduction		0			
ASSESSED VALUE		202,534			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		202,534			
TOTAL JUST VALUE		202,534			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		209,722			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2601	ADDITION	120,000	05/01/2003
0000	SIGN	475	10/17/2000
2313	SIGN	180	10/17/2000
2298	REMODEL	300	09/26/2000
2295	SIGN	500	09/14/2000
2291	SIGN	500	09/13/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2570/1830	6/09/2022	WD	U	I	30	89,500
GRANTOR: CARPENTER SARA A						
GRANTEE: TIMBERLINE INC						
2567/1069	5/24/2022	SW	U	I	30	300,000
GRANTOR: CLASS INVESTMENTS LLC						
GRANTEE: CARPENTER SARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 BAS=[YR=1993] W18 CAN=[YR=1994] W6 S29
E4 FCP=[YR=1993] S23 E25 N23 W5 BAS=[YR=1993] N13 W18 S13
E18 \$ W20 \$ E2 N13 BAS=[YR=1993] E7 N11 W7 S11 \$ N16 \$ S5 E7
S11 E11 N16 \$ S29 E28 N29 \$.

[illegible]