

BLOCK 3 PT OF LOT 6
IN OR 2618/88
TEMP ESMT OR 722/299

RABKASH HOLDINGS LLC &/IHS LEASING LLC
1950 HICKORY TRACE DR
FLEMING ISLAND, FL 32003

2024

29-2N-25-3120-0062-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	18	100
Frame	05	STEEL 100
Story Height	16	100
RMS	19	100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	1720	MEDICAL OFFICE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	1290.	100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	6	1,193
BAS	429	100	429	85,308
BAS	3,018	100	3,018	600,139
CAN	21	30	6	1,193
CAN	60	30	18	3,579
FST	48	50	24	4,772
FST	63	50	32	6,364
FST	90	50	45	8,948
FUS	3,600	100	3,600	715,872
PTO	399	5	20	3,977
TOTALS	8,471		7,244	1,440,493

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	7,157.00	SF	2.00	2.00	
2	0810	CONCRETE A	0	0	0	0	273.00	SF	6.50	6.50	
3	0400	CONC CURB	0	0	0	0	303.00	LF	15.00	15.00	
4	0462	ST/AL FNC	0	0	0	0	740.00	SF	10.00	10.00	
5	0812	CONCRETE C	0	0	0	0	218.00	SF	4.00	4.00	
6	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	
7	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	
8	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	
9	0810	CONCRETE A	0	0	15	15	225.00	SF	6.50	6.50	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001910	C	MEDICAL OF	0	0004	CG -	C 0.00	0.00	24,872.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1721	04	7,244	134.8875	218.52	1,582,959	2010	2010	0	0	9.00	91.00
3 MDL OFFICE - 0% - 2024											
Heated Area: 7047											
HX Base Yr											
** This building has 13 Sub-Areas											
449621 US HWY 301, CALLAHAN											
BLD DATE				07/23/2019				KK		LGL DATE	
XF DATE				07/23/2019				KK		LAND DATE	
INC DATE										AG DATE	
										07/23/2019	
										KK	

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION BY						STANDARD					
Tax Group: 1						Tax Dist:					
BUILDING MARKET VALUE						1,440,493					
TOTAL MARKET OB/XF VALUE						66,440					
TOTAL LAND VALUE - MARKET						136,796					
TOTAL MARKET VALUE						1,643,729					
SOH/AGL Deduction						0					
ASSESSED VALUE						1,643,729					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						1,643,729					
TOTAL JUST VALUE						1,643,729					
NCON VALUE						0					
INCOME VALUE						410,997					
PREVIOUS YEAR MKT VALUE						1,534,540					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4227	SIGN	0	08/07/2019
4227	SIGN	0	01/29/2019
4227	SIGN	0	01/01/2019
3279	NEW CONSTR	840,000	03/31/2009
120	REMODEL	6,000	01/31/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2618/0088	2/02/2023	SW	Q	I	01	1,950,000	
GRANTOR: FUSILLI INVESTMENTS L							
GRANTEE: RABKASH HOLDINGS LL							
1645/1526	2/25/2009	QC	U	V	11	100	
GRANTOR: CONNER ROBERT SR & DO							
GRANTEE: FUSILLI INVESTMENTS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=2010] W7 BAS=[YR=2012] W73 PTO=[YR=2010] W5 S50 E39 CAN=[YR=2010] E12 PTO=[YR=2010] E42 N37 W8 S32 W24 FST=[YR=2010] N7 W3 N8 W2 BAS=[YR=2010] N6 W18 S6 W6 S15 E23 N7 W3 N8 E4 \$ W4 S8 E3 S7 E6 \$ W10 S5 \$ N5 W12 S5 \$ N5 W34 N35 CAN=[YR=2010] N7 W3 S7 E3 \$W3 N7 E3 N3 \$ S45 E27 N15 E6 N6 E18 S6 E2 S8 E3 S7 E24 N36 W7 N9 \$ S9 E7 N9 \$ PTR= E15 FUS=[YR=2010] E80 S10 BAL=[YR=2011] E4 S10 STR=[YR=2010] S23 W4 N23 E4 \$ W4 N10 \$ S35 W30 N7 FST=[YR=2010] N8 E6 S8 W6\$ S7 W16 STR=[YR=2010] N5 E4 N10 W11 S15 E7\$ W34 N45 \$ W15 \$.											

TOTAL OB/XF											
29,091											
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