

BLOCK C LOTS 1 & 2
IN OR 2095/1053
N W RELEFORD SUB PB 2/31

BRADDOCK LISSA KEIGWIN
45206 MUSSELWHITE RD
CALLAHAN, FL 32011

2024

29-2N-25-3140-000C-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 80
Exterior Wall	15 CONC BLOCK 20
Roof Structure	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 60
Interior Wall	01 MINIMUM 40
Interior Floor	05 ASPH TILE 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	10 100
RMS	2 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	01 DIST CA 100
Occupancy	00 NONE 100
Quality	01 Quality Level 01
DOR CODE	1410 CONVENIENCE STORES
MAP NUM	
MKT AREA	07
NEIGHBORHOOD/LOC	7002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	853	100	853	13,778
BAS	168	100	168	2,714
BAS	80	100	80	1,292
PTO	200	5	10	162
UOP	117	20	23	371

TOTALS	1,418		1,134	18,316
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EXTRA FEATURES	
L N	OB/XF CODE
1	0803 ASPHALT C
2	0812 CONCRETE C
3	0972 ST LGHT UN
4	0463 FENCE GATE
5	4950 BOLLARD
6	0524 PUMP ISLND
7	4310 CANOPIES F

LAND DESCRIPTION	
L N	USE CODE
1	001410 C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1402	04	1,134	63.5906	80.76	91,582	1968	1968	0	0	0 80.00	20.00
1 CONVESTORE - 0% - 0											
Heated Area: 1101 HX Base Yr											
542452 US HWY 1, CALLAHAN											
BLD DATE		02/17/2022		KK		LGL DATE		02/17/2022		KK	
XF DATE		02/17/2022		KK		LAND DATE					
INC DATE						AG DATE					

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	0803	ASPHALT C	0	0	0	0			2.00	100	1980	1980	3	50	3,044	
2	0812	CONCRETE C	0	0	59	36			4.00	100	2004	2004	3	84	7,137	
3	0972	ST LGHT UN	0	0	0	0			2,530.00	100	1980	1980	3	20	1,012	
4	0463	FENCE GATE	0	0	0	0			300.00	100	1980	1980	3	20	60	
5	4950	BOLLARD	0	0	0	0			100.00	100	1980	1980	3	100	100	
6	0524	PUMP ISLND	0	0	3	6			4.50	100	1980	1980	3	73.5	60	
7	4310	CANOPIES F	0	0	60	24			22.75	100	1993	1993	3	20	6,552	

TOTAL OB/XF											
17,965											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001410	C	CONV STORE	0	0004	CH	0.00	0.00	9,776.00	SF	1.00

NASSAU COUNTY PROPERTY					PAGE 1 of 1		1
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 1			Tax Dist:				
BUILDING MARKET VALUE				18,316			
TOTAL MARKET OB/XF VALUE				17,965			
TOTAL LAND VALUE - MARKET				78,941			
TOTAL MARKET VALUE				115,222			
SOH/AGL Deduction				0			
ASSESSED VALUE				115,222			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				115,222			
TOTAL JUST VALUE				115,222			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				112,760			