IN OR 2597/610

CALLAHAN49 LLC
608 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

2024

30-2N-25-0000-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	03	MASONRY 100
Common Wall		5 100
Story Height		12 100
RMS		6 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Quality	00	QUALITY Level 03
Occupancy	00	100

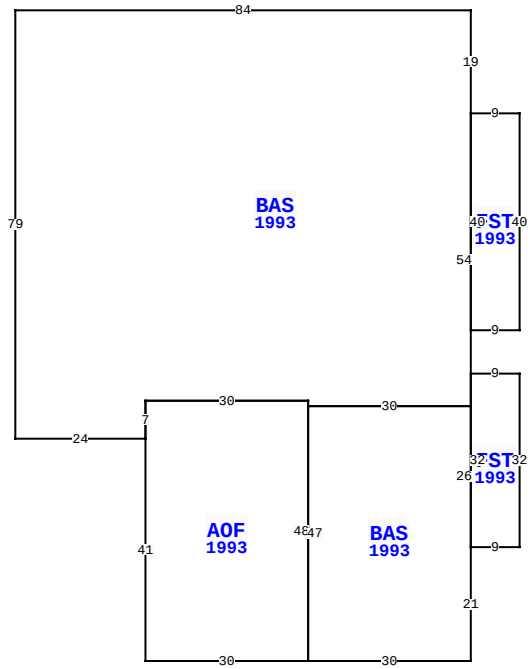
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,440	185	2,664	58,981
BAS	1,410	100	1,410	31,217
BAS	6,246	100	6,246	138,286
FST	288	70	202	4,472
FST	360	70	252	5,579
TOTALS	9,744		10,774	238,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	10,774	80.6454	36.90	397,561	1961	1995	0	0	0	40.00	60.00

1 STOR WAREH – 0% - 2023 Heated Area: 9096 HX Base Yr



617225 BRANDIES AVE, CALLAHAN

BLD DATE	09/22/2020	KK	LGL DATE	
XF DATE	09/22/2020	KK	LAND DATE	09/22/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	260,758
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	20,125
TOTAL MARKET VALUE	282,383
SOH/AGL Deduction	0
ASSESSED VALUE	282,383
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,383
TOTAL JUST VALUE	282,383
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4667-D	DEMO		06/22/2023
B3247	ELEC OTHER	0	10/08/2008
E2560	CHNGE SRVC	100	01/21/2003
2297	CHNGE SRVC	1,200	09/25/2000
2232	REMODEL	2,000	02/14/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/0610	10/13/2022	WD	Q	I	01	360,000
GRANTOR: MCKENZIE JAMES T						
GRANTEE: CALLAHAN49 LLC						
2186/1389	3/14/2018	WD	Q	I	01	65,000
GRANTOR: HUTCHINSON KIMBAL & S						
GRANTEE: MCKENZIE JAMES T						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W9 BAS=[YR=1993] N19 W84 S79 E24
AOF=[YR=1993] S41 E30 BAS=[YR=1993] E30 N21 FST=[YR=1993]
E9 N32 W9 S32$ N26 W30 S47$ N48 W30 S7$ N7 E30 S1 E30 N54$
S40 E9 N40$.

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	0811	CONCRETE B	0	0	0	0	824.00	SF	2.60	2.60	100	1995	1995	3	70	1,500	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	004800	C	WAREHOUSE	0	0006	CG -	C 0.00	0.00	20,124.66	SF		1.00	1.00	1.00	1.00	1.00	20,125							

REVIEW DATE 09/22/2020 BY KK Total Acres: 0.00 Total Land Value: 20,125 Market: 0 Agricultural: 0 Common: 20,125 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

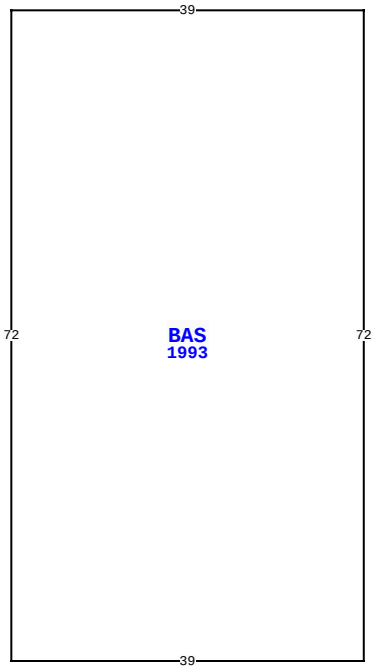
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,808	100	2,808	22,221
TOTALS	2,808		2,808	22,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	04	2,808	52.4160	23.98	67,336	1970	1985	0	0	0	67.00	33.00

2 STOR WAREH – 0% - 2023 Heated Area: 2808 HX Base Yr



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TOTAL JUST VALUE	282,383
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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,953

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GRANTOR: HUTCHINSON KIMBAL & S						
GRANTEE: MCKENZIE JAMES T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 S72 E39 N72 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/22/2020 BY KK Total Acres: 0.00 Total Land Value: 20,125 Market: 0 Agricultural: 0 Common: 20,125 PRINTED 08/06/2024 BY SYS