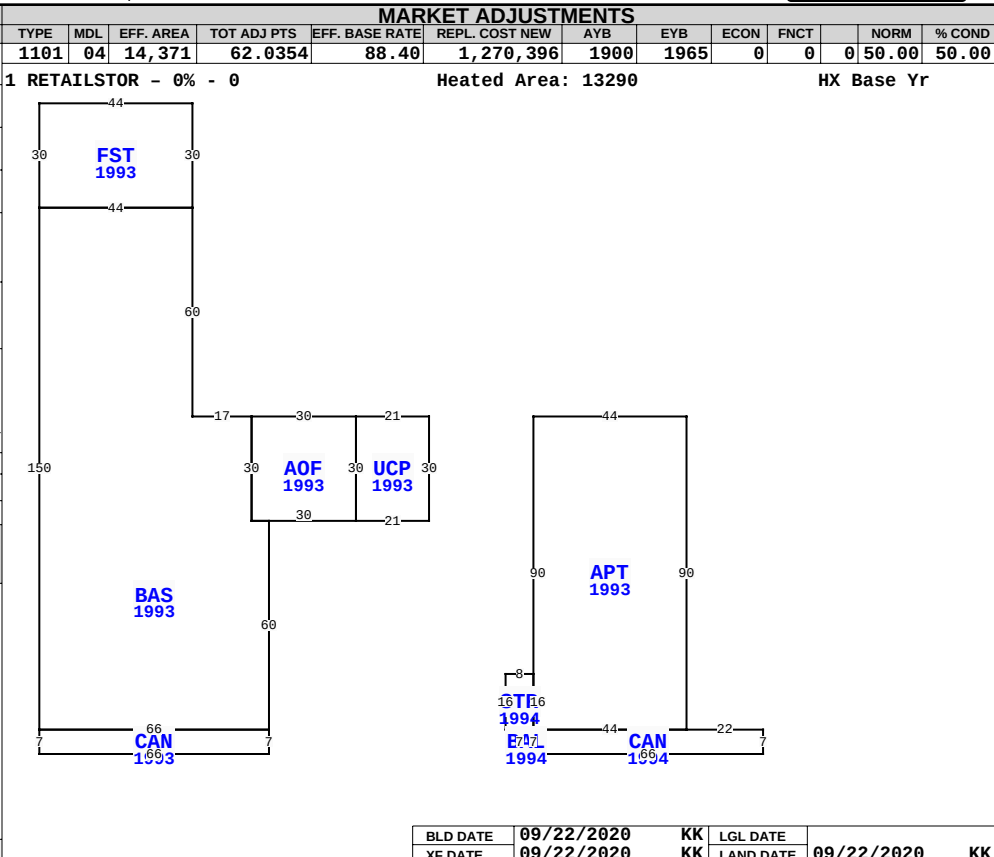




BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	17	CB STUCCO	60
Exterior Wall	19	COMMON BRK	40
Roof Structure	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	90
Interior Wall	03	PLASTER	10
Interior Floor	07	CORK/VTILE	60
Interior Floor	03	CONC FINSH	40
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		8	100
Frame	03	MASONRY	100
Common Wall		40	100
Story Height		13	100
RMS		4	100
Stories	1.5	1.5	100
Units		0	100
QUANTITY	03	QUANTITY	1000
DOR CODE	1200 STORE/OFFICE/RESID		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	900	100	900	39,780
APT	3,960	100	3,960	175,032
BAL	28	15	4	177
BAS	8,430	100	8,430	372,606
CAN	462	30	139	6,144
CAN	462	30	139	6,144
FST	1,320	50	660	29,172
STR	128	10	13	575
UCP	630	20	126	5,569
TOTALS	16,320		14,371	635,198



617299 BRANDIES AV, CALLAHAN

BLD DATE	09/22/2020	KK	LGL DATE	
XF DATE	09/22/2020	KK	LAND DATE	09/22/2020
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	22,299.00	SF	2.00	2.00	100	1980	1980	3	50	22,299	
2	0425	CL FNC 8'	0	0	0	0	70.00	LF	10.65	10.65	100	1993	1993	3	30	224	
3	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	506	
4	0430	CL FNC 6B	0	0	0	0	650.00	LF	9.70	9.70	100	1980	1980	3	20	1,261	
5	0423	CL FNC 5'	0	0	0	0	340.00	LF	3.43	3.43	100	1980	1980	3	20	233	
6	0443	STK FNC 6'	0	0	0	0	64.00	LF	10.00	10.00	100	1980	1980	3	20	128	
7	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	1980	1980	3	20	120	
8	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1980	1980	3	20	140	
9	0812	CONCRETE C	0	0	0	0	1,008.00	SF	4.00	4.00	100	1985	1985	3	47	1,895	
10	1123	CB 8"	0	0	5	76	380.00	SF	4.61	4.61	100	1985	1985	3	47	824	

LAND DESCRIPTION										TOTAL OB/XF									
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
1	001200	C	STORE COMB	0	0003	CG -	212.00	100.00	18,534.25	SF		1.00	1.00	1.00	3.75	3.75	69,503		

NASSAU COUNTY PROPERTY										PAGE 1 of 5									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 1									
BUILDING MARKET VALUE										956,633									
TOTAL MARKET OB/XF VALUE										48,883									
TOTAL LAND VALUE - MARKET										69,503									
TOTAL MARKET VALUE										1,075,019									
SOH/AGL Deduction										249,425									
ASSESSED VALUE										825,594									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										825,594									
TOTAL JUST VALUE										1,075,019									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										1,099,561									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2772	GARAGE	54,223	02/11/2005
B2592	REPAIR/RRF	0	04/11/2003
R2516	REPAIR/RRF	3,800	07/01/2002
2407	REMODEL	2,000	11/01/2001
2399	REPAIR/RRF	0	10/01/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1905/1417	12/29/2013	TD	U	I	11	100			
GRANTOR: HAGAN ANN & PATRICIA									
GRANTEE: APK 3 LLC									
1896/0086	12/29/2013	TD	U	I	11	100			
GRANTOR: HAGAN ANN & PATRICIA									
GRANTEE: APK 4 LLC									

BUILDING NOTES									
BUILDING DIMENSIONS									
UCP=[YR=1993] W21 AOF=[YR=1993] W30 BAS=[YR=1993] W17 N60 FST=[YR=1993] N30 W44 S30 E44 \$W44 S150 CAN=[YR=1993] S7 E66 N7 W66 \$ E66 N60 W5 N30 \$ S30 E30 N30 \$ S30E21 N30 \$ PTR=E30 APT=[YR=1993] E44 S90 CAN=[YR=1994] E22 S7 W66 BAL=[YR=1994] W4 N7 STR=[YR=1994] W4 N16 E8 S16 W4\$ E4 S7\$ N7 E44\$ W44 N90\$ W30\$.									

PT NE1/4 OF SEC 30-2N-25E IN
OR 1905/1417 BEING
PARCELS 1,2,3 & 6 OF PARCEL B

APK 3 LLC
PO BOX 97
CALLAHAN, FL 32011-0097

2024

30-2N-25-0000-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 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	02	WOOD FRAME 100
Common Wall		40 100
Story Height		18 100
RMS		1 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 1200 STORE/OFFICE/RESID

MAP NUM MKT AREA 07

NEIGHBORHOOD/LOC 7002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,760	100	2,760	7,353
BAS	6,176	100	6,176	16,453
CAN	600	30	180	480
CAN	576	30	173	461

TOTALS 10,112 9,289 24,746

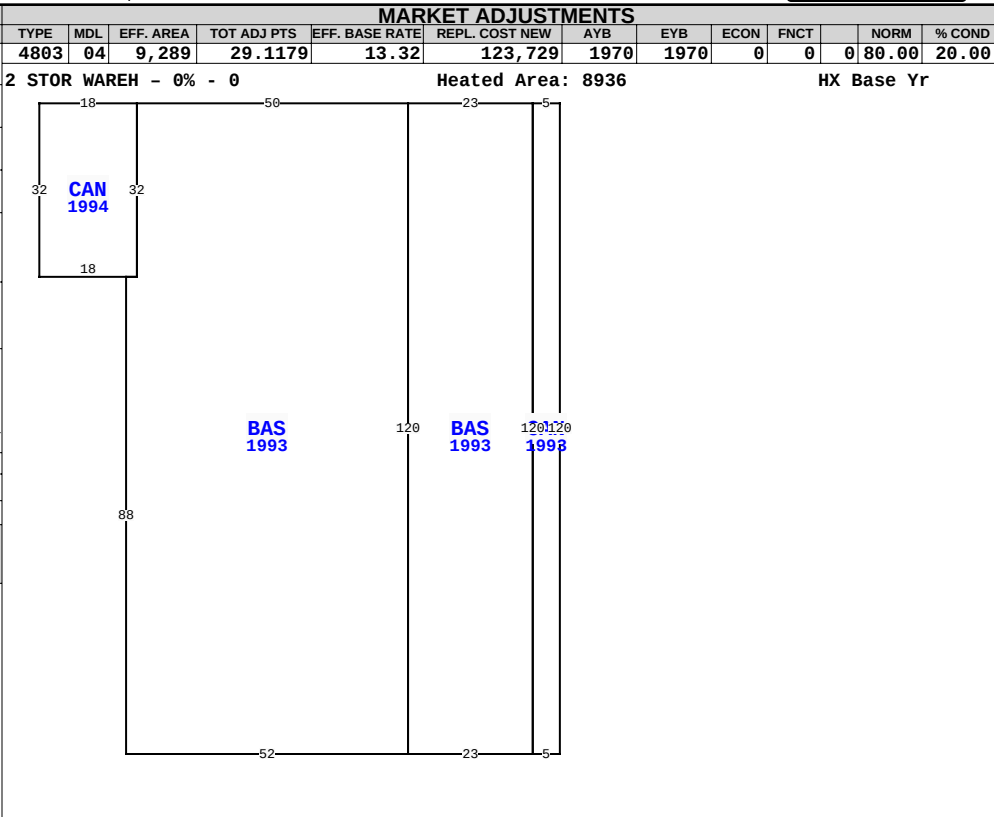
EXTRA FEATURES

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
11	1123	CB 8"	0	0	4	81	324.00	SF	4.61	4.61	100	1985	1985	3	47	702	
12	0510	GARAGE WD-	0	0	41	28	1,148.00	SF	26.25	26.25	100	1985	1985	3	20	6,027	
13	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1985	1985	3	20	80	
14	0819	CONC 12"	0	0	66	20	1,320.00	SF	9.50	9.50	100	2005	2005	3	86	10,784	
15	0351	CARPORT MT	0	0	20	14	280.00	SF	10.00	10.00	100	2015	2015	3	70	1,960	
16	4950	BOLLARD	0	0	0	0	17.00	UT	100.00	100.00	100	2015	2015	3	100	1,700	

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
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REVIEW DATE 09/22/2020 BY KK



617299 BRANDIES AV, CALLAHAN

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

TOTAL OB/XF 21,253

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
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Total Acres: 0.00 Total Land Value: 69,503 Market: 0 Agricultural: 0 Common: 69,503

NASSAU COUNTY PROPERTY

PAGE 2 of 5

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		956,633
TOTAL MARKET OB/XF VALUE		48,883
TOTAL LAND VALUE - MARKET		69,503
TOTAL MARKET VALUE		1,075,019
SOH/AGL Deduction		249,425
ASSESSED VALUE		825,594
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		825,594
TOTAL JUST VALUE		1,075,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,099,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1905/1417	12/29/2013	TD	U	I	11	100

SALES DATA

GRANTOR: HAGAN ANN & PATRICIA	
GRANTEE: APK 3 LLC	
1896/0086	12/29/2013 TD U I 11 100
GRANTOR: HAGAN ANN & PATRICIA	
GRANTEE: APK 4 LLC	

BUILDING NOTES

BUILDING DIMENSIONS	
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CAN=[YR=1993] W5 BAS=[YR=1993] W23 BAS=[YR=1993] W50
CAN=[YR=1994] W18 S32 E18 N32 \$ S32 W2 S88 E52 N120 \$ S120
E23 N120 \$ S120 E5N120 \$.

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APK 3 LLC
PO BOX 97
CALLAHAN, FL 32011-0097

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CALLAHAN, FL 32011-0097

30-2N-25-0000-0013-0000

[illegible]

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CALLAHAN, FL 32011-0097

30-2N-25-0000-0013-0000

[illegible]