



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		05	AVERAGE 100	
Roof Structure		04	WOOD TRUSS 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		04	PLYWOOD 100	
Interior Floor		11	CLAY TILE 100	
Ceiling		02	F.NOT SUS 100	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Fixtures			3 100	
Frame		02	WOOD FRAME 100	
Story Height			9 100	
RMS			2 100	
Stories		1.	1. 100	
Units			0 100	
BUD8 Adjustme		06	DIST 1D 100	
Occupancy		00	NONE 100	
Quality		03	Quality Level 03	
DOR CODE		2700	VEH SALE/REPAIR	
MAP NUM			MKT AREA	08
NEIGHBORHOOD/LOC		1290.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	29,874
CAN	96	30	29	2,166
TOTALS		496	429	32,040

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	429	106.4385	150.88	64,728	1984	1986	0	0	50.50	49.50
1 OFFICE 1&2 - 0% - 0 Heated Area: 400 HX Base Yr											
BAS 1993 CAN 2004											
541703 US HWY 1, CALLAHAN											
BLD DATE		02/11/2020		KKA		LGL DATE		02/11/2020 KKA			
XF DATE		02/11/2020		KKA		LAND DATE					
INC DATE						AG DATE					

NASSAU COUNTY PROPERTY					PAGE 1 of 4		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6		Tax Dist:					
BUILDING MARKET VALUE				275,536			
TOTAL MARKET OB/XF VALUE				36,739			
TOTAL LAND VALUE - MARKET				49,550			
TOTAL MARKET VALUE				361,825			
SOH/AGL Deduction				83,188			
ASSESSED VALUE				278,637			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				278,637			
TOTAL JUST VALUE				361,825			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				377,465			

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
1	0811	CONCRETE B	0	0	0	0	780.00	SF	5.20	5.20	100	1982	1982	3
2	0803	ASPHALT C	0	0	0	0	14,993.00	SF	2.00	2.00	100	1986	1986	3
3	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1986	1986	3
4	0430	CL FNC 6B	0	0	0	0	1,250.00	LF	9.70	9.70	100	1984	1984	3
5	0422	CL FNC 4'	0	0	0	0	155.00	LF	15.00	15.00	100	1986	1986	3
6	0510	GARAGE WD-	0	0	16	20	320.00	SF	35.00	35.00	100	1994	1994	3
7	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	1986	1986	3
8	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1986	1986	3
9	0812	CONCRETE C	0	0	0	0	1,062.00	SF	4.00	4.00	100	1996	1996	3
10	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00	50.00	100	1990	1990	3

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002500	C	SRVC SHOPS	0	0004	CI	0.00	0.00	56,628.00
TOTAL OB/XF 26,129									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
SF		1.00	1.00	0.70	1.25	0.88	49,550		
REVIEW DATE 02/11/2020 BY KKA									

WHIDDON LOREN GLENN & STEPHANIE R L/E/
15801 JIM CT
JACKSONVILLE, FL 32218

32-2N-25-0000-0007-0000

[illegible]

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