PT GOVT LOT 1 OF SEC 32-2N-25E
IN OR 1674/863

HORTON VENTURES LLC
541747 US HWY 1
CALLAHAN, FL 32011

2024

32-2N-25-0000-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		8 100
Frame	05	STEEL 100
Story Height		12 100
RMS		5 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

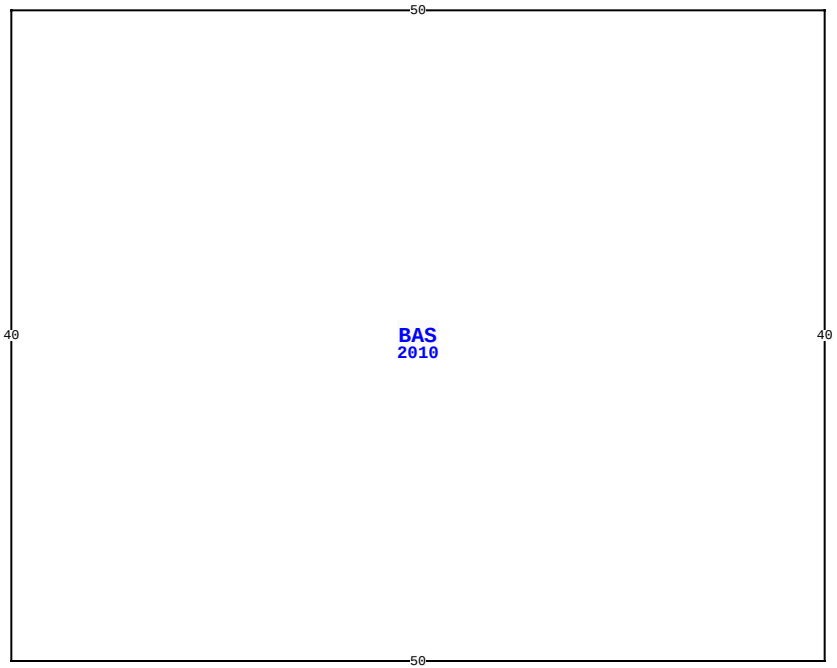
DOR CODE	4100	LIGHT MANUFACTURE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2,000	93,417
TOTALS	2,000		2,000	93,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	2,000	90.7603	49.69	99,380	2001	2001	0	0	0	6.00	94.00

1 LGHT MANUF – 0% - 0 Heated Area: 2000 HX Base Yr



541747 US HWY 1, CALLAHAN

BLD DATE	01/13/2021	KK	LGL DATE	
XF DATE	01/13/2021	KK	LAND DATE	01/13/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	165,523
TOTAL MARKET OB/XF VALUE	15,623
TOTAL LAND VALUE - MARKET	102,365
TOTAL MARKET VALUE	283,511
SOH/AGL Deduction	26,397
ASSESSED VALUE	257,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,114
TOTAL JUST VALUE	283,511
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001837	NEW CONSTR	196,182	05/01/2020
C23508	CO ISSUED	0	07/02/2010
M15392	H/AC	0	06/01/2010
P14279	OTHER	0	05/01/2010
B23508	ADDITION	2,500	04/01/2010
B007447	NEW CONSTR	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1674/0863	4/28/2010	WD	U	I	15	300,000
GRANTOR: CHEVALIER JOYCE M						
GRANTEE: HORTON VENTURES LLC						
0915/0072	1/11/2000	WD	Q	V		30,000
GRANTOR: THOMPSON ADRIEL B & M						
GRANTEE: CHEVALIER GERALD V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W50 S40 E50 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	820.00	SF	5.20	5.20	100	2001	2001	3	80	3,411	
2	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2001	2001	3	85	43	
3	0430	CL FNC 6B	0	0	0	0	470.00	LF	9.70	9.70	100	2001	2001	3	55	2,507	
4	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	2001	2001	3	55	481	
5	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2018	2018	3	82	7,085	
6	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	2020	2020	3	90	720	
7	0351	CARPORT MT	0	0	20	8	160.00	SF	10.00	10.00	100	2019	2019	3	86	1,376	

LAND DESCRIPTION

TOTAL OB/XF 15,623

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	004100	C	LIGHT MFG.	0	0004	CI	0.00	0.00	81,892.00	SF		1.00	1.00	1.00	1.25	1.25	102,365							

REVIEW DATE 01/13/2021 BY KK Total Acres: 0.00 Total Land Value: 102,365 Market: 0 Agricultural: 0 Common: 102,365 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

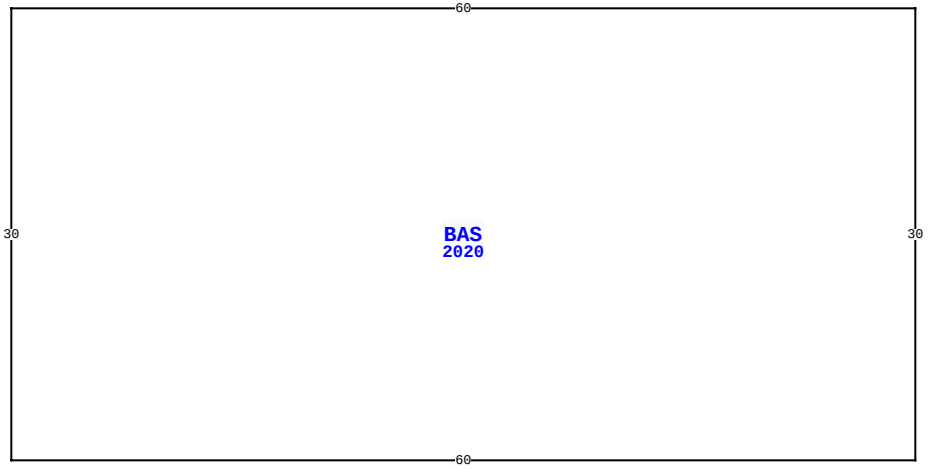
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	4100	LIGHT MANUFACTURE
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	72,106
TOTALS	1,800		1,800	72,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	1,800	97.2972	44.51	80,118	2020	2020	0	0	0	10.00	90.00

2 PREFAB MTL – 0% - 0 Heated Area: 1800 HX Base Yr



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TOTAL JUST VALUE	283,511
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007215	NEW CONSTR	3,870	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1674/0863	4/28/2010	WD	U	I	15	300,000
GRANTOR: CHEVALIER JOYCE M						
GRANTEE: HORTON VENTURES LLC						
0915/0072	1/11/2000	WD	Q	V		30,000
GRANTOR: THOMPSON ADRIEL B & M						
GRANTEE: CHEVALIER GERALD V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W60 S30 E60 N30$.

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 01/13/2021 BY KK Total Acres: 0.00 Total Land Value: 102,365 Market: 0 Agricultural: 0 Common: 102,365 PRINTED 08/06/2024 BY SYS