NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2024

35-2N-24-0000-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

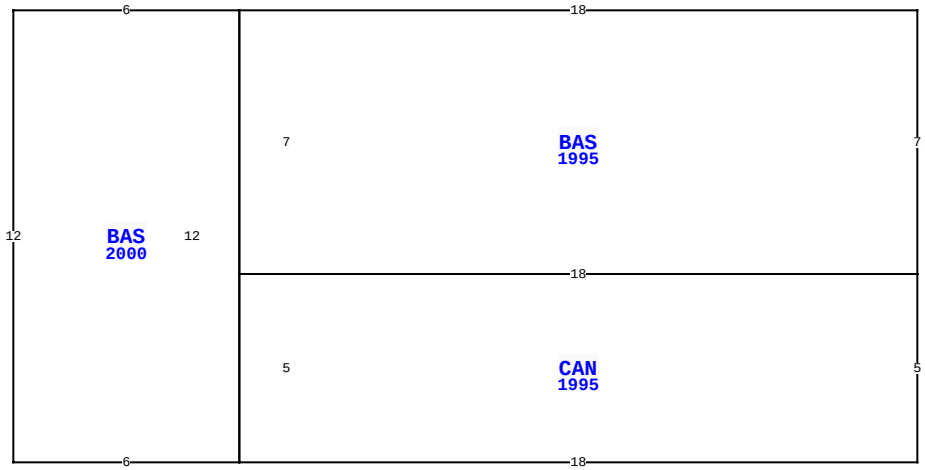
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	126	100	126	9,404
BAS	72	100	72	5,374
CAN	90	30	27	2,015
TOTALS	288		225	16,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	225	68.0400	114.82	25,834	1995	1995	0	0	0	35.00	65.00

1 RSTRM BLDG – 0% - 0 Heated Area: 198 HX Base Yr



34100 BALLPARK RD, CALLAHAN

BLD DATE	02/22/2018	KK	LGL DATE	
XF DATE			LAND DATE	05/24/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		181,458
TOTAL MARKET OB/XF VALUE		110,558
TOTAL LAND VALUE - MARKET		153,280
TOTAL MARKET VALUE		445,296
SOH/AGL Deduction		86,091
ASSESSED VALUE		359,205
TOTAL EXEMPTION VALUE	03	359,205
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		445,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26317	REMODEL	1,000	08/01/2012
C24480	CO ISSUED	0	10/10/2011
M16290	H/AC	0	06/01/2011
M16190	H/AC	0	05/01/2011
E23377	NEW CONSTR	0	04/01/2011
P14712	NEW CONSTR	0	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0721/0701	1/06/1995	WD	U	V	08	7,500

GRANTOR: CONTAINER CORP OF AME

GRANTEE: BOARD OF COUNTY COM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W18 BAS=[YR=2000] W6 S12 E6 CAN=[YR=1995] E18 N5 W18 S5$ N12$ S7 E18 N7$.

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	0463	FENCE GATE	0	0	0	0	12.00	UT	300.00	300.00	100	1994	1994	3	32	1,152	
2	0422	CL FNC 4'	0	0	0	0	1,250.00	LF	15.00	15.00	100	1994	1994	3	32	6,000	
3	0424	CL FNC 6'	0	0	0	0	1,810.00	LF	20.00	20.00	100	1994	1994	3	32	11,584	
4	0350	CARPORT WD	0	0	20	5	100.00	SF	13.00	13.00	100	1994	1994	3	20	260	
5	0350	CARPORT WD	0	0	20	5	100.00	SF	13.00	13.00	100	1994	1994	3	20	260	
6	0350	CARPORT WD	0	0	20	5	100.00	SF	13.00	13.00	100	1994	1994	3	20	260	
7	0350	CARPORT WD	0	0	20	5	100.00	SF	13.00	13.00	100	1994	1994	3	20	260	
8	0350	CARPORT WD	0	0	20	5	100.00	SF	8.45	8.45	100	1994	1994	3	20	169	
9	0350	CARPORT WD	0	0	20	10	200.00	SF	13.00	13.00	100	1994	1994	3	20	520	
10	0350	CARPORT WD	0	0	20	5	100.00	SF	13.00	13.00	100	1994	1994	3	20	260	

TOTAL OB/XF 20,725

LAND DESCRIPTION

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	008600	C	COUNTY	0		OR	0.00	0.00	9.58	AC		1.00	1.00	1.00	16,000.00	16,000.00	153,280							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 9.58 Total Land Value: 153,280 Market: 0 Agricultural: 0 Common: 153,280 PRINTED 08/06/2024 BY SYS

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2024

35-2N-24-0000-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

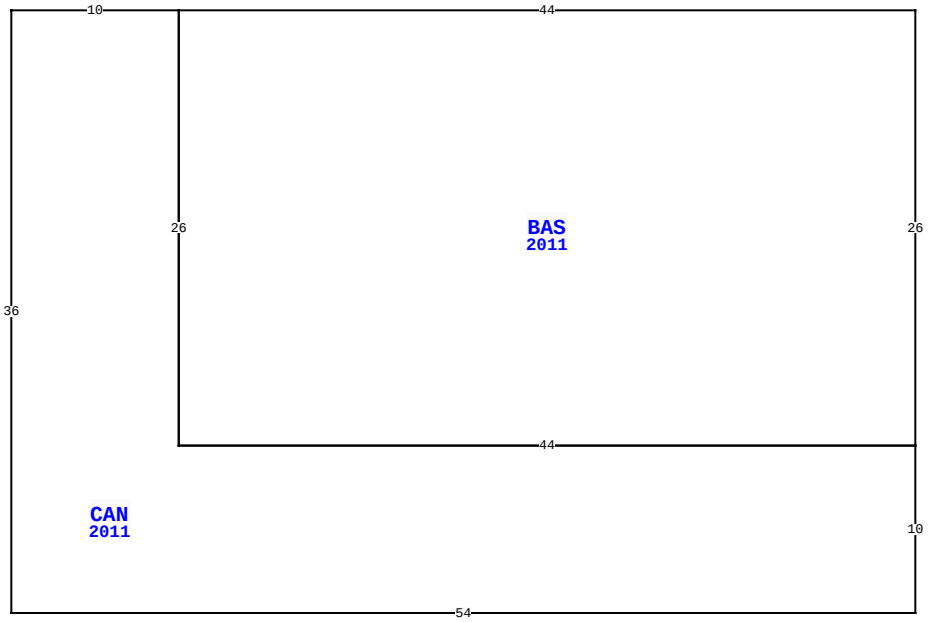
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1,144	73,124
CAN	800	30	240	15,341
TOTALS	1,944		1,384	88,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1103	04	1,384	77.4900	68.00	94,112	2011	2011	0	0	0	6.00	94.00

2 CONCESSION – 0% - 0 Heated Area: 1144 HX Base Yr



34100 BALLPARK RD, CALLAHAN

BLD DATE	02/22/2018 KK	LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		181,458
TOTAL MARKET OB/XF VALUE		110,558
TOTAL LAND VALUE - MARKET		153,280
TOTAL MARKET VALUE		445,296
SOH/AGL Deduction		86,091
ASSESSED VALUE		359,205
TOTAL EXEMPTION VALUE	03	359,205
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		445,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24480	REMODEL	140,868	03/01/2011
PO4581	REMODEL	0	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0721/0701	1/06/1995	WD	U	V	08	7,500

GRANTOR: CONTAINER CORP OF AME

GRANTEE: BOARD OF COUNTY COM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W44 CAN=[YR=2011] W10 S36 E54 N10 W44 N26$ S26 E44 N26$.

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	2520	FIELD LGHT	0	0	0	0	6.00	UT	22,500.00	22,500.00	100	1992	1992	3	20	27,000	
12	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1994	1994	3	36	911	
13	0812	CONCRETE C	0	0	0	0	6,192.00	SF	4.00	4.00	100	1994	1994	3	68	16,842	
14	0424	CL FNC 6'	0	0	0	0	18.00	LF	20.00	20.00	100	2012	2012	3	83	299	
15	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	83	249	
16	0811	CONCRETE B	0	0	31	21	651.00	SF	5.20	5.20	100	1995	1995	3	70	2,370	
17	0811	CONCRETE B	0	0	32	25	800.00	SF	5.20	5.20	100	1995	1995	3	70	2,912	
18	0351	CARPORT MT	0	0	21	10	210.00	SF	10.00	10.00	100	1995	1995	3	20	420	
19	0811	CONCRETE B	0	0	56	15	840.00	SF	5.20	5.20	100	1995	1995	3	70	3,058	
20	0351	CARPORT MT	0	0	40	18	720.00	SF	10.00	10.00	100	2017	2017	3	78	5,616	

TOTAL OB/XF 59,677

LAND DESCRIPTION

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 02/01/2024 BY KBA Total Acres: 9.58 Total Land Value: 153,280 Market: 0 Agricultural: 0 Common: 153,280 PRINTED 08/06/2024 BY SYS

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2024

35-2N-24-0000-0001-0050

BUILDING CHARACTERISTICS

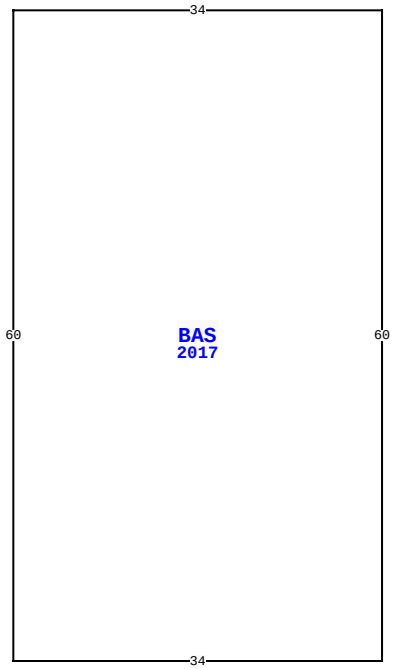
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		15 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2,040	76,201
TOTALS	2,040		2,040	76,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,040	85.0500	38.91	79,376	2017	2017	0	0	0	4.00	96.00

3 STOR WAREH – 0% - 0 Heated Area: 2040 HX Base Yr



34100 BALLPARK RD, CALLAHAN

BLD DATE	02/22/2018 KK	LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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TOTAL EXEMPTION VALUE	03	359,205
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		445,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0721/0701	1/06/1995	WD	U	V	08	7,500

GRANTOR: CONTAINER CORP OF AME

GRANTEE: BOARD OF COUNTY COM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W34 S60 E34 N60$.

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
21	0810	CONCRETE A	0	0	40	4	160.00	SF	6.50	6.50	100	2017	2017	3	97	1,009	
22	0351	CARPORT MT	0	0	20	10	200.00	SF	10.00	10.00	100	2000	2000	3	20	400	
23	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2000	2000	3	20	1,728	
24	0424	CL FNC 6'	0	0	0	0	35.00	LF	20.00	20.00	100	2010	2010	3	78	546	
25	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	78	234	
26	0812	CONCRETE C	0	0	0	0	3,365.00	SF	4.00	4.00	100	2011	2011	3	92	12,383	
27	0812	CONCRETE C	0	0	0	0	2,910.00	SF	4.00	4.00	100	2011	2011	3	92	10,709	
28	0505	FLAGPOLE A	0	0	0	0	25.00	LF	50.00	50.00	100	2011	2011	3	50	625	
30	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100	2017	2017	3	97	757	
31	0810	CONCRETE A	0	0	20	14	280.00	SF	6.50	6.50	100	2017	2017	3	97	1,765	

TOTAL OB/XF 30,156

LAND DESCRIPTION

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 9.58 Total Land Value: 153,280 Market: 0 Agricultural: 0 Common: 153,280 PRINTED 08/06/2024 BY SYS