PT OF LOT 1 (S-4)
IN OR 2318/625
ESMT OR 603/1092

LHM CALLAHAN LLC/
8405 PAPELON WAY
JACKSONVILLE, FL 32217

2024

37-1N-25-2940-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

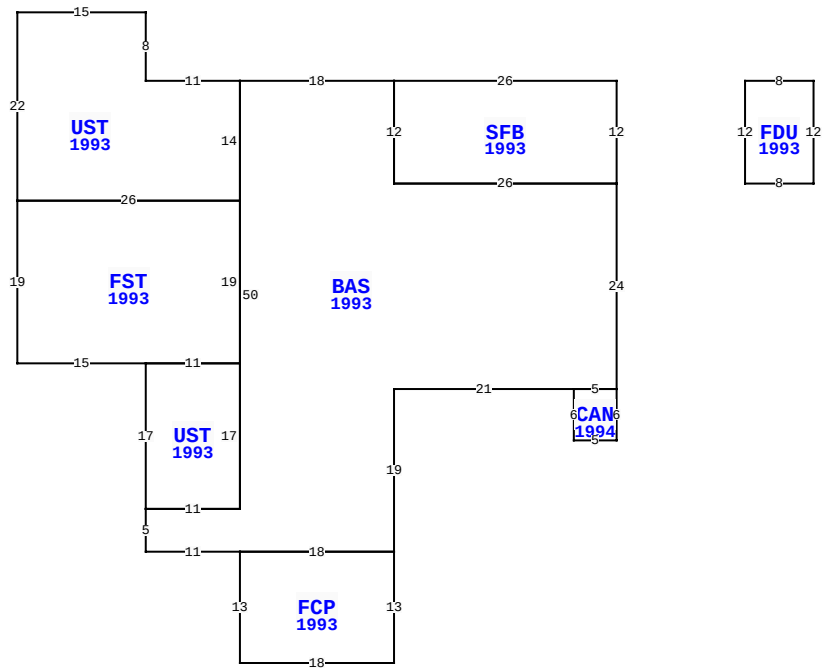
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,669	100	1,669	96,773
CAN	30	30	9	522
FCP	234	30	70	4,059
FDU	96	60	58	3,363
FST	494	50	247	14,322
SFB	312	80	250	14,496
UST	187	40	75	4,349
UST	484	40	194	11,249
TOTALS	3,506		2,572	149,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3301	04	2,572	106.7040	128.85	331,402	1961	1980	0	0	5	50.00	45.00

1 BARS - 0% - 0 Heated Area: 1919 HX Base Yr



540223 US HWY 1, CALLAHAN

BLD DATE	11/02/2022	HS	LGL DATE		
XF DATE	09/22/2020	KK	LAND DATE	09/22/2020	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	292,365
TOTAL MARKET OB/XF VALUE	13,684
TOTAL LAND VALUE - MARKET	61,420
TOTAL MARKET VALUE	367,469
SOH/AGL Deduction	0
ASSESSED VALUE	367,469
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	367,469
TOTAL JUST VALUE	367,469
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	365,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25280	REMODEL	0	08/01/2012
B26182	REMODEL	2,500	07/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2318/0635	11/08/2019	WD	Q	I	01	375,000
GRANTOR: NEW KINGS HOLDINGS LL						
GRANTEE: LHM CALLAHAN LLC						
1629/1939	6/30/2009	WD	U	I	30	100
GRANTOR: OVERBY JOE						
GRANTEE: NEW KINGS HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W26 BAS=[YR=1993] W18 UST=[YR=1993] W11 N8 W15 S22 FST=[YR=1993] S19 E15 UST=[YR=1993] S17 E11 N17 W11 $ E11 N19 W26 $ E26 N14 $ S50 W11 S5 E11 FCP=[YR=1993] S13 E18 N13 W18 $ E18 N19 E21 CAN=[YR=1994] S6 E5 N6 W5 $ E5 N24 W26 N12 $ S12 E26 N12 $ PTR= E15 FDU=[YR=1993] E8 S12 W8 N12 $ W15 $.

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
1	0381	COOLER	0	0	17	9	153.00	SF	82.50	82.50	100	1986	1986	3	20	2,525	
2	0430	CL FNC 6B	0	0	0	0	87.00	LF	9.70	9.70	100	1980	1980	3	20	169	
3	0803	ASPHALT C	0	0	0	0	19,417.00	SF	2.00	2.00	20	1980	1980	3	20	7,767	
4	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	20	1998	1998	3	20	100	
5	0443	STK FNC 6'	0	0	0	0	65.00	LF	10.00	10.00	100	2000	2000	3	20	130	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	52	156	
7	0141	BAR TOP L	0	0	0	0	32.00	LF	86.00	86.00	100	2012	2012	3	55	1,514	
8	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	2005	2005	3	66	1,026	
9	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2005	2005	3	66	297	

LAND DESCRIPTION

TOTAL OB/XF 13,684

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
1	001200	C	STORE COMB	0		CG	0.00	0.00	40,947.00	SF		1.00	1.00	1.50	1.00	1.50	61,420							

REVIEW DATE 11/02/2022 BY HS Total Acres: 0.00 Total Land Value: 61,420 Market: 0 Agricultural: 0 Common: 61,420 PRINTED 08/06/2024 BY SYS

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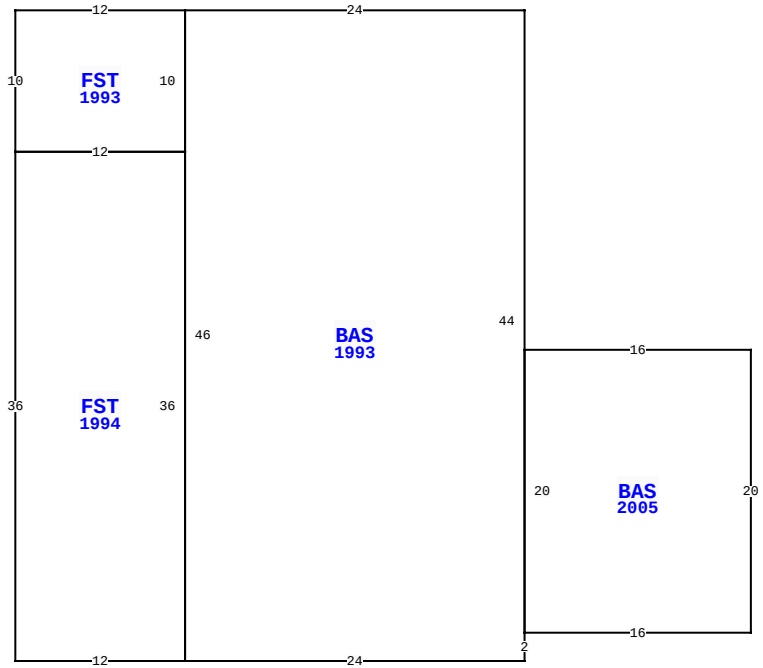
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	91,510
BAS	320	100	320	26,525
FST	120	55	66	5,470
FST	432	55	238	19,728
TOTALS	1,976		1,728	143,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,728	115.0600	109.31	188,888	1961	1980	0	0	5	19.17	75.83

2 SINGLE FAM – 0% - 0 Heated Area: 1424 HX Base Yr



540223 US HWY 1, CALLAHAN

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PREVIOUS YEAR MKT VALUE	365,328

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GRANTEE: LHM CALLAHAN LLC						
1629/1939	6/30/2009	WD	U	I	30	100
GRANTOR: OVERBY JOE						
GRANTEE: NEW KINGS HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FST=[YR=1993] W12 S10 FST=[YR=1994] S36 E12 N36 W12 $ E12 N10 $ S46 E24 N2 BAS=[YR=2005] E16 N20 W16 S20 $ N44 $.

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 11/02/2022 BY HS Total Acres: 0.00 Total Land Value: 61,420 Market: 0 Agricultural: 0 Common: 61,420 PRINTED 08/06/2024 BY SYS