IN OR 239/243 & OR 268/549 &
IN OR 1342/236 & 2368/1299

S TRANSPORTATION &/SANDEVOL SERGIO ET AL
44586 MAPLEWOOD CT
CALLAHAN, FL 32011

2024

37-3N-24-0000-0016-0030

BUILDING CHARACTERISTICS

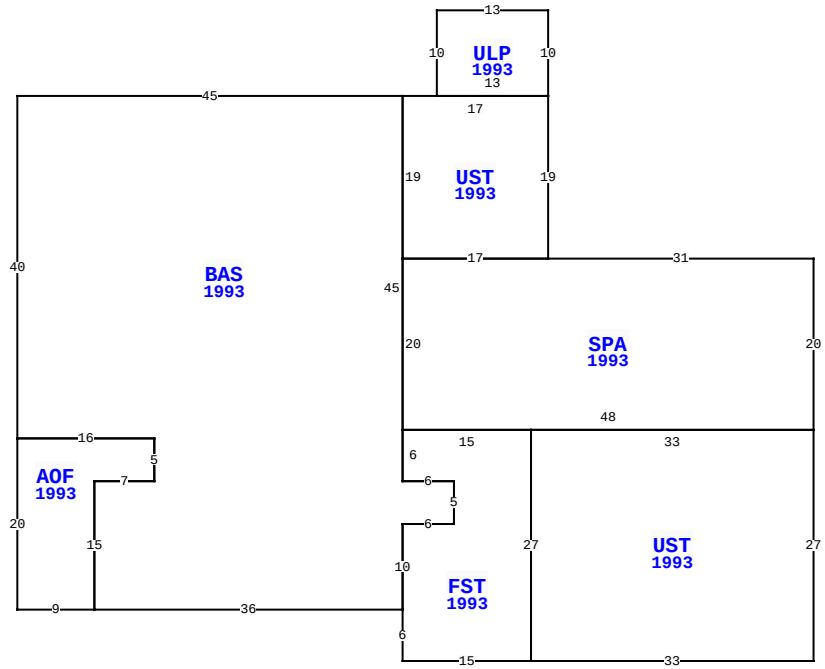
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		5 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	215	100	215	1,521
BAS	2,515	100	2,515	17,791
FST	375	50	188	1,330
SPA	960	85	816	5,772
ULP	130	15	20	142
UST	323	40	129	913
UST	891	40	356	2,518
TOTALS	5,409		4,239	29,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
1101	04	4,239	49.6408	70.74	299,867	1962	1962	0	0	10	50.00	10.00

1 RETAILSTOR – 0% - 0 Heated Area: 3546 HX Base Yr



545819 US HWY 1, CALLAHAN

BLD DATE	09/24/2020	KK	LGL DATE	
XF DATE	09/24/2020	KK	LAND DATE	09/24/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	29,987
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	54,987
SOH/AGL Deduction	0
ASSESSED VALUE	54,987
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,987
TOTAL JUST VALUE	54,987
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2368/1299	3/10/2020	QC	U	I	11	100
GRANTOR: HOLLEY VIVIAN C						
GRANTEE: S TRANSPORTATION IN						
1342/0236	8/16/2005	WD	U	I	06	10,000
GRANTOR: HOLLEY LYNWOOD						
GRANTEE: S TRANSPORTATION IN						

BUILDING NOTES

BUILDING DIMENSIONS

SPA=[YR=1993] W31 UST=[YR=1993] N19 ULP=[YR=1993] N10 W13 S10 E13$ W17 BAS=[YR=1993] W45S40 AOF=[YR=1993] S20E9 N15E7N5 W16$ E16 S5 W7 S15 E36 FST=[YR=1993] S6 E15 UST=[YR=1993] E33 N27 W33 S27$ N27 W15 S6 E6 S5 W6 S10$ N10 E6 N5 W6 N45$ S19 E17 $ W17 S20 E48 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001100	C	STORE 1FLR	0	0004	CI	0.00	0.00	1.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 09/24/2020 BY KK Total Acres: 1.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 08/06/2024 BY SYS