IN OR 2524/413
ESMT OR 1457/915

JL & OJ INVESTMENTS LLC
451688 SR 200
CALLAHAN, FL 32011

2024

38-2N-27-0000-0008-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 60
Interior Wall	05	DRYWALL 40
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	00	QWERTYCCE 100
Occupancy	00	03

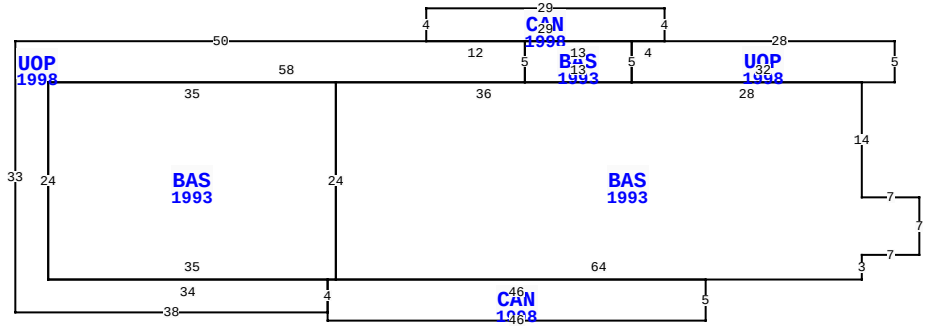
DOR CODE	2500	REPAIR SERVICE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	65	100	65	1,027
BAS	840	100	840	13,267
BAS	1,585	100	1,585	25,033
CAN	116	30	35	553
CAN	230	30	69	1,090
UOP	160	30	48	758
UOP	558	30	167	2,638
TOTALS	3,554		2,809	44,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2501	06	2,809	92.0909	78.97	221,827	1956	1956	0	0	30	50.00	20.00

1 SERV SHOP – 0% - 0 Heated Area: 2490 HX Base Yr



463471 SR 200, YULEE

BLD DATE	07/13/2021	KK	LGL DATE	
XF DATE	07/13/2021	KK	LAND DATE	07/13/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	113,217
TOTAL MARKET OB/XF VALUE	17,745
TOTAL LAND VALUE - MARKET	292,200
TOTAL MARKET VALUE	423,162
SOH/AGL Deduction	0
ASSESSED VALUE	423,162
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	423,162
TOTAL JUST VALUE	423,162
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	421,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804616	NEW CONSTR	40,000	02/03/1998
B9804617	NEW CONSTR	40,000	02/03/1998
970924	OTHER	0	11/01/1997
68	REPAIR/RRF	24,000	05/01/1993
5770	REMODEL	8,000	05/30/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2524/0413	12/17/2021	WD	Q	I	01	410,000
GRANTOR: HILLIARD TRUCK & AUTO						
GRANTEE: JL & OJ INVESTMENTS						
1812/1516	7/23/2012	WD	U	I	11	100
GRANTOR: OWEN KEMMEL H						
GRANTEE: HILLIARD TRUCK & AU						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1998] W28 CAN=[YR=1998] N4 W29 S4 UOP=[YR=1998] W50 S33 E38 CAN=[YR=1998] S1 E46 N5 W46 S4 $ N4 W34 N24 E58 BAS=[YR=1993] E13 N5 W13 S5 $ N5 W12 $ E29 $ W4 S5 BAS=[YR=1993] W36 BAS=[YR=1993] W35 S24 E35 N24$ S24 E64 N3 E7 N7 W7 N14 W28 $ E32 N5 $.

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	6001	ROLLUP DR	0	0	7	10	1.00	UT	400.00	400.00	100	1998	1998	3	20	80	
2	0400	CONC CURB	0	0	0	0	34.00	LF	15.00	15.00	100	1998	1998	3	81	413	
3	0812	CONCRETE C	0	0	0	0	5,188.00	SF	4.00	4.00	100	1998	1998	3	75	15,564	
4	0422	CL FNC 4'	0	0	0	0	250.00	LF	15.00	15.00	100	1998	1998	3	45	1,688	

LAND DESCRIPTION

TOTAL OB/XF 17,745

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	002500	C	SRVC SHOPS	0		CG	168.00	143.00	24,350.00	SF		1.00	1.00	1.00	12.00	12.00	292,200							

REVIEW DATE 07/13/2021 BY KK Total Acres: 0.00 Total Land Value: 292,200 Market: 0 Agricultural: 0 Common: 292,200 PRINTED 08/06/2024 BY SYS

IN OR 2524/413
ESMT OR 1457/915

JL & OJ INVESTMENTS LLC
451688 SR 200
CALLAHAN, FL 32011

2024

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BUILDING CHARACTERISTICS

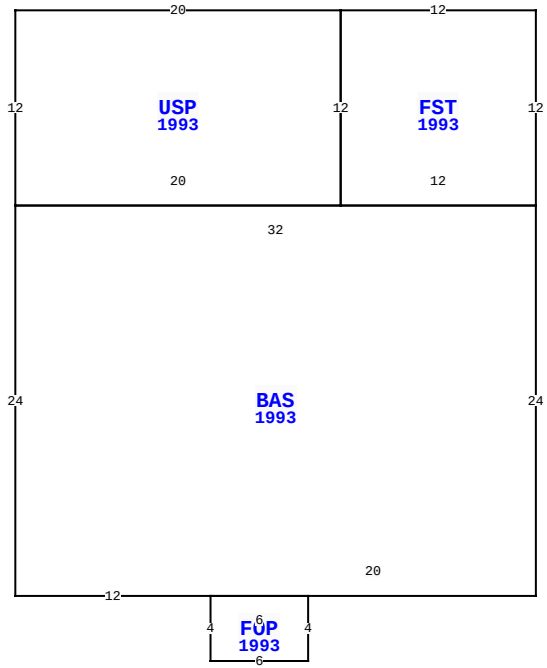
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	04	PLYWOOD 50
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	57,104
FOP	24	30	7	520
FST	144	55	79	5,874
USP	240	30	72	5,353
TOTALS	1,176		926	68,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	926	109.0800	103.63	95,961	1939	1939	0	0	0	28.25	71.75

2 SINGLE FAM – 0% - 0 Heated Area: 768 HX Base Yr



463471 SR 200, YULEE

BLD DATE	07/13/2021	KK	LGL DATE	
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NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE	423,162
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	421,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTEE: JL & OJ INVESTMENTS						
1812/1516	7/23/2012	WD	U	I	11	100
GRANTOR: OWEN KEMMEL H						
GRANTEE: HILLIARD TRUCK & AU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S24 E12 FOP=[YR=1993] S4 E6 N4W6$ E20 N24$
FST=[YR=1993] N12 W12 USP=[YR=1993] W20 S12 E20N12$ S12E12$.

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

REVIEW DATE 07/13/2021 BY KK Total Acres: 0.00 Total Land Value: 292,200 Market: 0 Agricultural: 0 Common: 292,200 PRINTED 08/06/2024 BY SYS