

S-11 OF LOT 1
IN OR 2686/730
ANNEXED TOWN OF CALLAHAN PER

THOMPSON JO ANN/HIGGINBOTHAM BRIAN K ET AL
PO BOX 621
CALLAHAN, FL 32011

2024

49-2N-25-4100-0001-0110



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 80
Interior Wall	07 NONE 20
Interior Floo	07 CORK/VTILE 80
Interior Floo	03 CONC FINSH 20
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Plumbing	6 100
Frame	05 STEEL 100
Story Height	14 100
RMS	6 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 OWNER OCC 100
Quality	03 Quality Level 03
DOR CODE	1100STORES, 1 STORY
MAP NUM	MKT AREA
	07

NEIGHBORHOOD/LOC				
1290.100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	1,128	17,983
BAS	1,242	100	1,242	19,800
BAS	2,000	100	2,000	31,885
BAS	240	100	240	3,826
BAS	280	100	280	4,464
BAS	390	100	390	6,218
BAS	720	100	720	11,478
CAN	496	30	149	2,375
UCP	1,440	40	576	9,183
TOTALS	7,936		6,725	107,212

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	13,650.00	SF	2.00	2.00	
2	0430	CL FNC 6B	0	0	0	0	879.00	LF	9.70	9.70	
3	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	
4	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	
5	0443	STK FNC 6'	0	0	0	0	347.00	LF	10.00	10.00	
6	0810	CONCRETE A	0	0	100	2	200.00	SF	6.50	6.50	
7	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	
8	0811	CONCRETE B	0	0	30	20	600.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001100	C	STORE 1FLR	0	0004	CH	416.00	220.00	96,800.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	06	6,725	105.6056	48.31	324,885	1985	1985	0	0	0 67.00	33.00
1 STOR WAREH - 0% - 0 Heated Area: 6000 HX Base Yr											
542028 US HWY 1, CALLAHAN											
BLD DATE	07/29/2024	REA	LGL DATE								
XF DATE	02/17/2022	KK	LAND DATE								
INC DATE			AG DATE								
				02/17/2022	KK						

TOTAL OB/XF											
20,708											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			1
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 1	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		107,212	
TOTAL MARKET OB/XF VALUE		20,708	
TOTAL LAND VALUE - MARKET		677,600	
TOTAL MARKET VALUE		805,520	
SOH/AGL Deduction		429,869	
ASSESSED VALUE		375,651	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		375,651	
TOTAL JUST VALUE		805,520	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		549,731	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9144	REMODEL	0	01/01/2002
P5335	REMODEL	0	01/01/2002
B10184	REMODEL	0	01/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2686/730	12/18/2023	QC	U	I	11
GRANTOR: THOMPSON JO ANN L					
GRANTEE: THOMPSON JO ANN					
1055/1239	5/14/2002	QC	U	I	07
GRANTOR: ARMSTRONG RICKEY H					
GRANTEE: THOMPSON JO ANN ETA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UCP=[YR=1993] W24 BAS=[YR=1993] W50 BAS=[YR=1993] W50 S13 BAS=[YR=1993] S47 CAN=[YR=1993] S4 E124 N4 W124 \$ E24 BAS=[YR=2003] E26 BAS=[YR=2003] E36 BAS=[YR=2003] E14 N20 W14 S20 \$ N20 W36 S20 \$ N15 W26 S15 \$ N47 W24 \$ E24 S32 E26 N5 BAS=[YR=2003] N12 W20 S12 E20 \$ W20 N12 E20 N28 \$ S40 E50 N40 \$ S60 E24 N60 \$.											