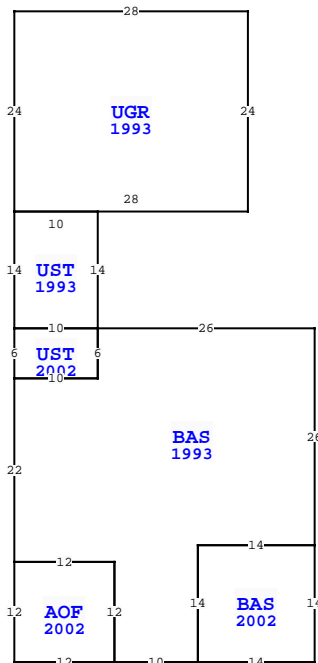


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	5 100
Frame	02 WOOD FRAME 100
Story Height	9 100
RMS	3 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 OWNER OCC 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
2704	04	1,729	70.1615	68.58	118,575	1942	1980	0	0	30	50.00	20.00		
1 VEH SALE/R - 0% - 0														
Heated Area: 1380														
HX Base Yr														



Quality				
DOR CODE	VEH SALE/REPAIR			
01	Quality Level 01			
2700	VEH SALE/REPAIR			
MAP NUM	MKT AREA			
	07			
NEIGHBORHOOD/LOC 1290.100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	144	100	144	1,975
BAS	1,040	100	1,040	14,265
BAS	196	100	196	2,688
UGR	672	40	269	3,690
UST	140	40	56	768
UST	60	40	24	329
TOTALS	2,252		1,729	23,715

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		23,715	
TOTAL MARKET OB/XF VALUE		221	
TOTAL LAND VALUE - MARKET		255,969	
TOTAL MARKET VALUE		279,905	
SOH/AGL Deduction		26,032	
ASSESSED VALUE		253,873	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		253,873	
TOTAL JUST VALUE		279,905	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		235,146	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2038	XFOB	2,100	02/10/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2502/0022	9/28/2021	WD	Q	I	01	240,000
GRANTOR: NYE RICHARD M SR						
GRANTEE: #1 AUTO LIQUIDATORS						
2502/0020	9/20/2021	WD	U	I	11	100
GRANTOR: BIG D BUILDING CENTER						
GRANTEE: NYE RICHARD M SR						

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	0424	CL FNC 6'	0	0	0	670.00	LF	20.00	20.00	1	1994	1994	3	1	134	
2	0466	FNC GT 20'	0	0	0	1.00	UT	750.00	750.00	1	1994	1994	3	1	8	
3	0351	CARPORT MT	0	0	19	361.00	SF	8.00	8.00	1	1998	1998	3	1	29	
4	0350	CARPORT WD	0	0	20	360.00	SF	13.00	13.00	1	1998	1998	3	1	47	
5	0978	SECURTY LT	0	0	0	1.00	UT	337.50	337.50	1	2000	2000	3	1	3	

BLD DATE		07/30/2024	REA	LGL DATE	02/07/2020	KKA
XF DATE		02/07/2020	KKA	LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
542089 US HWY 1, CALLAHAN	
BUILDING DIMENSIONS	
UGR=[YR=1993] W28 S24 UST=[YR=1993] S14 UST=[YR=2002] S6	
BAS=[YR=1993] S22 AOF=[YR=2002] S12 E12 N12 W12\$ E12 S12 E10	
BAS=[YR=2002] E14 N14 W14 S14\$ N14 E14 N26 W26 S6 W10\$ E10 N6	
W10\$ E10 N14 W10\$ E28 N24\$.	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002700	C	AUTO SALES	0	0004	CH	80.00	200.00	36,567.00	SF		1.00	1.00	1.00	7.00	7.00	255,969							