IN OR 2721/438 BEING PAR 2

FATMAN LLC
43131 THOMAS CREEK ROAD
CALLAHAN, FL 32011

2024

51-2N-25-0000-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

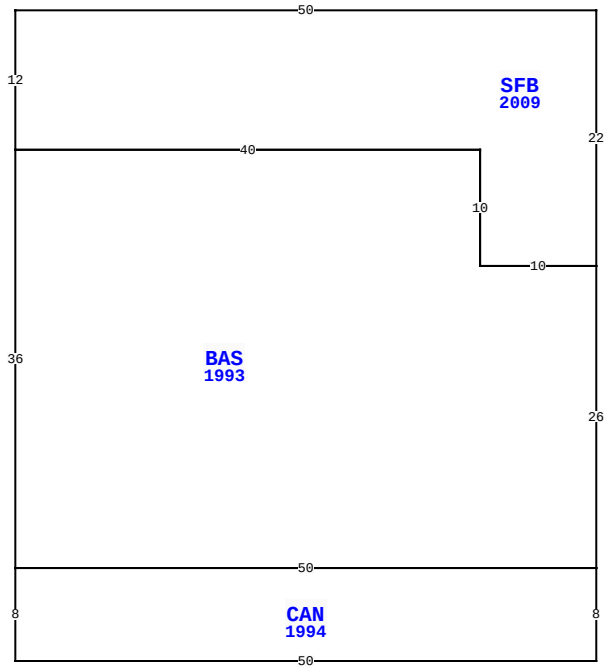
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 80
Interior Floo	07	CORK/VTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100	1,700	88,196
CAN	400	30	120	6,226
SFB	700	80	560	29,053
TOTALS	2,800		2,380	123,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,380	72.8175	103.76	246,949	1946	1980	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 2260 HX Base Yr



542755 US HWY 1, CALLAHAN

BLD DATE	09/22/2020	KK	LGL DATE	
XF DATE	09/22/2020	KK	LAND DATE	09/22/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	218,320
TOTAL MARKET OB/XF VALUE	3,489
TOTAL LAND VALUE - MARKET	115,302
TOTAL MARKET VALUE	337,111
SOH/AGL Deduction	80,433
ASSESSED VALUE	256,678
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,678
TOTAL JUST VALUE	337,111
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E996301	CHNGE SRVC	0	10/01/1999
E974324	CHNGE SRVC	0	12/01/1997
R95341	REPAIR/RRF	3,250	05/01/1995
4175	N/A	7,500	06/16/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/438	5/30/2024	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM JIMMY L						
GRANTEE: FATMAN LLC						
0367/0720	8/01/1982	WD	Q	I		30,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2009] W50 S12 BAS=[YR=1993] S36 CAN=[YR=1994] S8 E50 N8 W50 $ E50 N26 W10 N10 W40 $ E40 S10 E10 N22 $.

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	0430	CL FNC 6B	0	0	0	0	192.00	LF	9.70	9.70	100	1995	1995	3	36	670	
2	0464	FNC GT 10'	0	0	0	0	1.00	UT	437.50	437.50	100	1995	1995	3	36	158	
3	0430	CL FNC 6B	0	0	0	0	150.00	LF	9.70	9.70	100	1997	1997	3	42	611	
4	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1983	1983	3	20	80	
5	1242	WD DECK A	0	0	10	6	60.00	SF	10.00	10.00	100	1983	1983	3	20	120	
6	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	1983	1983	3	54	41	
7	0803	ASPHALT C	0	0	70	19	1,330.00	SF	2.00	2.00	100	2011	2011	3	68	1,809	

LAND DESCRIPTION

TOTAL OB/XF 3,489

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	210.00	180.00	38,434.00	SF		1.00	1.00	1.00	3.00	3.00	115,302							

REVIEW DATE 09/22/2020 BY KK Total Acres: 0.00 Total Land Value: 115,302 Market: 0 Agricultural: 0 Common: 115,302 PRINTED 08/06/2024 BY SYS

IN OR 2721/438 BEING PAR 2

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CALLAHAN, FL 32011

2024

51-2N-25-0000-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

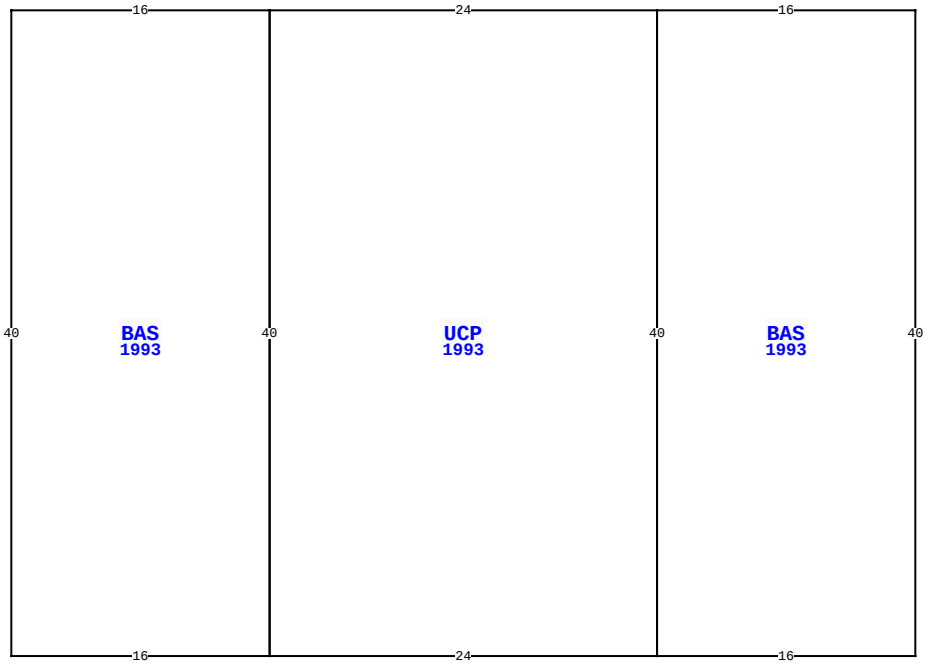
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	640	3,792
BAS	640	100	640	3,792
UCP	960	20	192	1,138
TOTALS	2,240		1,472	8,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	1,472	49.3762	11.85	17,443	1987	1987	0	0	0	50.00	50.00

2 BARNS – 0% - 0 Heated Area: 1280 HX Base Yr



BLD DATE	09/22/2020	KK	LGL DATE	
XF DATE	09/22/2020	KK	LAND DATE	09/22/2020 KK
INC DATE			AG DATE	

542755 US HWY 1, CALLAHAN

VALUATION SUMMARY

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ASSESSED VALUE	256,678
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,678
TOTAL JUST VALUE	337,111
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2721/438	5/30/2024	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM JIMMY L						
GRANTEE: FATMAN LLC						
0367/0720	8/01/1982	WD	Q	I		30,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UCP=[YR=1993] W24 BAS=[YR=1993] W16 S40 E16 N40 $ S40 E24 N40 $ S40 E16 N40 $.

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 09/22/2020 BY KK Total Acres: 0.00 Total Land Value: 115,302 Market: 0 Agricultural: 0 Common: 115,302 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

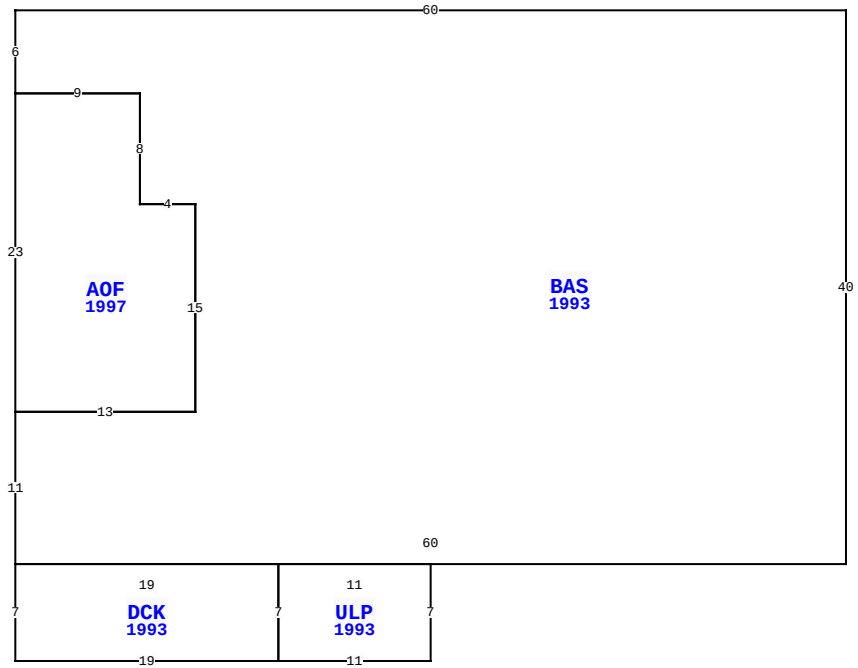
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	267	100	267	9,483
BAS	2,133	100	2,133	75,754
DCK	133	10	13	462
ULP	77	15	12	426
TOTALS	2,610		2,425	86,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	2,425	82.8345	71.03	172,248	1983	1983	0	0	0	50.00	50.00

3 SERV SHOP – 0% - 0 Heated Area: 2400 HX Base Yr



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GRANTEE: FATMAN LLC						
0367/0720	8/01/1982	WD	Q	I		30,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S6 AOF=[YR=1997] S23 E13 N15 W4 N8 W9 $ E9 S8 E4 S15 W13 S11 DCK=[YR=1993] S7 E19 ULP=[YR=1993] E11 N7 W11 S7 $ N7 W19 $ E60 N40 $.

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 09/22/2020 BY KK Total Acres: 0.00 Total Land Value: 115,302 Market: 0 Agricultural: 0 Common: 115,302 PRINTED 08/06/2024 BY SYS