PT FP SANCHEZ GRANT
SEC 51-2N-25E IN OR 2697/1459
(EX PT IN OR 2544/232)

KEY TO VICTORY INC
55143 SHUG RD
CALLAHAN, FL 32011

2024

51-2N-25-0000-0016-0000

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	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

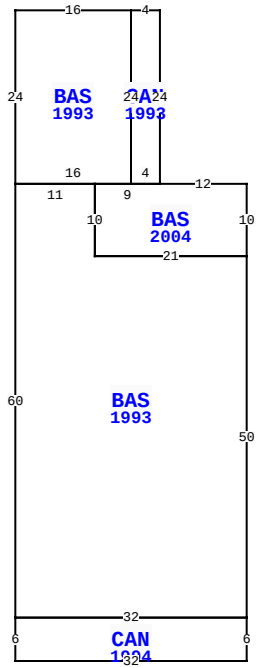
DOR CODE	7700	CLUBS/LODGES/HALLS	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100	384	27,633
BAS	1,710	100	1,710	123,051
BAS	210	100	210	15,112
CAN	96	30	29	2,087
CAN	192	30	58	4,173
TOTALS	2,592		2,391	172,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	2,391	90.0585	96.59	230,947	1973	1973	0	0	0	25.50	74.50

2 CLUB HOUSE – 0% - 0 Heated Area: 2304 HX Base Yr



542834 US HWY 1, CALLAHAN

BLD DATE	04/01/2022	KK	LGL DATE	
XF DATE	04/01/2022	KK	LAND DATE	04/01/2022 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	300,506
TOTAL MARKET OB/XF VALUE	36,646
TOTAL LAND VALUE - MARKET	208,880
TOTAL MARKET VALUE	546,032
SOH/AGL Deduction	3,701
ASSESSED VALUE	542,331
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	542,331
TOTAL JUST VALUE	546,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	560,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4643-E			02/03/2023
B23703	REPAIR/RRF	10,000	06/01/2010
C13109	CO ISSUED	45,000	11/17/2008
E14744	NEW CONSTR	2,000	04/01/2005
B13109	NEW CONSTR	45,000	06/24/2004
3825	H/AC	1,800	06/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/1459	2/05/2024	SW	Q	I	01	650,000
GRANTOR: TOP HAT BILLIARDS LLC						
GRANTEE: KEY TO VICTORY INC						
2477/1059	6/30/2021	WD	U	I	17	700,000
GRANTOR: WEST NASSAU CHARITIES						
GRANTEE: TOP HAT BILLIARDS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 CAN=[YR=1993] N24 W4 BAS=[YR=1993] W16 S24 BAS=[YR=1993] S60 CAN=[YR=1994] S6 E32 N6 W32$ E32 N50 W21 N10 W11$ E16 N24$ S24 E4$ W9 S10 E21 N10$.

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	0803	ASPHALT C	0	0	0	0	25,900.00	SF	2.00	2.00	100	1980	1980	3	50	25,900	
2	0811	CONCRETE B	0	0	41	14	574.00	SF	5.20	5.20	100	1980	1980	3	32.5	970	
3	0811	CONCRETE B	0	0	0	0	619.00	SF	5.20	5.20	100	1985	1985	3	47	1,513	
4	0971	ST LGHT OV	0	0	0	0	4.00	UT	1,555.00	1,555.00	100	2000	2000	3	52	3,234	
5	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	1969	1969	3	26.4	40	
6	0400	CONC CURB	0	0	0	0	159.00	LF	15.00	15.00	100	1980	1980	3	46.5	1,109	
7	0812	CONCRETE C	0	0	0	0	1,016.00	SF	4.00	4.00	100	2005	2005	3	86	3,495	
8	0443	STK FNC 6'	0	0	0	0	20.00	LF	10.00	10.00	100	2007	2007	3	31	62	
9	0681	POLE SHED	0	0	11	7	77.00	SF	15.00	15.00	100	2000	2000	3	28	323	

LAND DESCRIPTION

TOTAL OB/XF 36,646

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	007700	C	CLUB	0	0004	INTNS	0.00	0.00	204,730.00	SF		1.00	1.00	0.50	2.00	1.00	204,730							
2	009630	C	SWAMP	0		INTNS	0.00	0.00	8.30	AC		1.00	1.00	1.00	500.00	500.00	4,150							

REVIEW DATE 04/01/2022 BY KK Total Acres: 8.30 Total Land Value: 208,880 Market: 0 Agricultural: 0 Common: 208,880 PRINTED 08/06/2024 BY SYS

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(EX PT IN OR 2544/232)

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CALLAHAN, FL 32011

2024

51-2N-25-0000-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	03	CONC FINSH 60
Interior Floo	13	LVT/LAMNT 40
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		16 100
Frame	05	STEEL 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	00	QUALITY Level 04
Occupancy	00	. 100

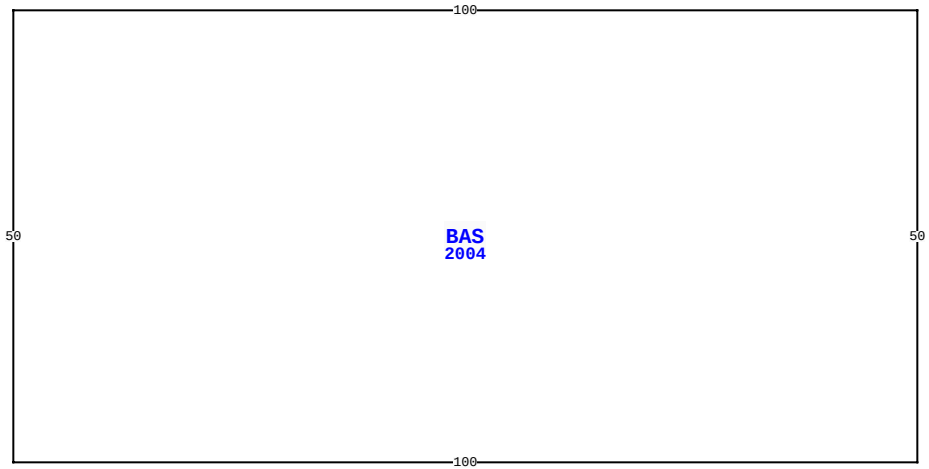
DOR CODE	7700	CLUBS/LODGES/HALLS	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,000	100	5,000	128,450
TOTALS	5,000		5,000	128,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	5,000	112.3122	51.38	256,900	2004	2004	0	0	0	50.00	50.00

3 PREFAB MTL – 0% - 0 Heated Area: 5000 HX Base Yr



542834 US HWY 1, CALLAHAN

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GRANTOR: WEST NASSAU CHARITIES						
GRANTEE: TOP HAT BILLIARDS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W100 S50 E100 N50$.

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 04/01/2022 BY KK Total Acres: 8.30 Total Land Value: 208,880 Market: 0 Agricultural: 0 Common: 208,880 PRINTED 08/06/2024 BY SYS