

CALLAHAN FEED & WESTERN WEAR INC/
618357 DR MARTIN LUTHER KING J
CALLAHAN, FL 32011

51-2N-25-0000-0047-0030

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

25 MOD METAL 60
05 AVERAGE 40
10 STEEL FRME 100
12 MODULAR MT 100
01 MINIMUM 100
03 CONC FINSH 100
04 NONE 100
01 NONE 100
01 NONE 100
4 100
05 STEEL 100

10 100
3 100
1. 1. 100
00 . 100
0 100
01 DIST CA 100
00 OWNER OCC 100
03 Quality Level 03
1100 STORES, 1 STORY
MAP NUMMKT AREA07
NEIGHBORHOOD/LOC7002.00

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

AOF1081852002,995

BAS5,0001005,00074,865

CAN500301502,246

ULP350301051,572

TOTALS5,9585,45581,678

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

4803065,45577.924735.65194,471198819880058.0042.00

1 STOR WAREH - 0% - 0Heated Area: 5108HX Base Yr

18,0002005ULP1993BAS1993CAN1994

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE327,607

TOTAL MARKET OB/XF VALUE36,664

TOTAL LAND VALUE - MARKET37,396

TOTAL MARKET VALUE401,667

SOH/AGL Deduction34,698

ASSESSED VALUE366,969

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE366,969

TOTAL JUST VALUE401,667

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE431,084

PERMIT NUMDESCRIPTIONAMTISSUED

4361ADDITION54,50011/03/2020

E2785NEW CONSTR004/12/2005

2456XFOB3,50007/29/1991

2259NEW CONSTR1,50011/15/1988

2247NEW CONSTR75010/11/1988

2246NEW CONSTR50010/10/1988

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE

2168/048912/15/2017WDQI01210,000

GRANTOR: THE EASON CORPORATION

GRANTEE: CALLAHAN FEED & WES

0728/00404/20/1995WDQI170,000

GRANTOR: LOWE PAUL & MARGARET

GRANTEE: THE EASON CORP

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S82 AOF=[YR=2005] S18 E6 N18 W6\$ S18
CAN=[YR=1994] S10 E50 N10 W50\$ E50 N100\$ PTR=E15
ULP=[YR=1993] E10 S35 W10 N35\$ W15\$.

EXTRA FEATURES

618367 DR MARTIN LUTHER KING JR AVE, CALLAHAN

BLD DATE05/13/2022HS
XF DATE05/13/2022HS
LGL DATELAND DATEAG DATE

05/13/2022HS

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C0084312,604.00SF4.004.0010019901990359.56,198

20430CL FNC 6B00000487.00LF9.709.70100199419943321,512

30424CL FNC 6'0000078.00LF20.0020.0010019941994332499

40467FNC GT 25'000001.00UT875.00875.0010019941994332280

50467FNC GT 25'000001.00UT875.00875.0010019941994332280

60464FNC GT 10'000001.00UT350.00350.0010019941994332112

70466FNC GT 20'000001.00UT600.00600.0010019941994332192

86001ROLLUP DR000002.00UT400.00400.0010019911991320160

90978SECURTY LT000002.00UT450.00450.0010019881988326234

106001ROLLUP DR000002.00UT400.00400.0010020212021393744

LAND DESCRIPTIONTOTAL OB/XF10,211

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001100CSTORE 1FLR00006MU0.000.0043,995.00SF1.001.001.000.850.8537,396

REVIEW DATE05/13/2022BYHSTotal Acres: 0.00Total Land Value: 37,396Market: 0Agricultural: 0Common: 37,396PRINTED 08/06/2024 BY SYS

CALLAHAN FEED & WESTERN WEAR INC/
618357 DR MARTIN LUTHER KING J
CALLAHAN, FL 32011

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[illegible]

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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Ceiling

Air Condition

Heating Type

Plumbing Frame

Story Height

RMS Stories Class

Units Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

25 MOD METAL 100

09 RIDGE FRME 100

12 MODULAR MT 100

07 NONE 100

03 CONC FINSH 100

04 NONE 100

01 NONE 100

01 NONE 100

05 STEEL 100

12 100

1 100

1. 100

. 100

0 100

NONE 100

03 Quality Level 03

1100STORES, 1 STORY

MKT AREA07

7002.00

TOTALS

4,400

4,120

136,942

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

4807064,12078.115235.74147,24920212021007.0093.00

3 PREFAB MTL - 0% - 0Heated Area: 4000HX Base Yr

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TOTAL LAND VALUE - MARKET37,396

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TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE366,969

TOTAL JUST VALUE401,667

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE431,084

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / V / I / RSN CD SALE PRICE

2168/048912/15/2017WD Q Q I 01210,000

GRANTOR: THE EASON CORPORATION

GRANTEE: CALLAHAN FEED & WES

0728/00404/20/1995WD Q Q I 170,000

GRANTOR: LOWE PAUL & MARGARET

GRANTEE: THE EASON CORP

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S100 CAN=[YR=2021] S10 E40 N10 W40\$ E40 N100\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

618367 DR MARTIN LUTHER KING JR AVE, CHICAGO, IL 60641

BLD DATE05/13/2022HS

XF DATE05/13/2022HS

LGL DATE05/13/2022HS

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE05/13/2022BYHS

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