

LOTS 9 10 & 11
IN OR 2587/1075
EX R/W IN OR 88 PG 23

SCH HERITAGE LLC
PO BOX 123
CALLAHAN, FL 32011

2024

51-2N-25-4180-0009-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 70
Interior Wall	05 DRYWALL 30
Interior Floor	07 CORK/VTILE 50
Interior Floo	14 CARPET 50
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	10 100
Frame	03 MASONRY 100
Story Height	11 100
RMS	6 100
Stories	1.5 1.5 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 OWNER OCC 100
Quality	02 Quality Level 02
DOR CODE	1100 STORES, 1 STORY
MAP NUM	
NEIGHBORHOOD/LOC 8002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	99	100	99	3,564
AOF	195	100	195	7,019
BAL	36	15	5	180
BAL	48	15	7	252
BAS	1,097	100	1,097	39,489
BAS	1,084	100	1,084	39,021
CAN	112	30	34	1,224
STR	28	10	3	108
STR	40	10	4	144
UAT	1,426	10	143	5,148
TOTALS	4,480		2,797	100,684

EXTRA FEATURES	
L N	OB/XF CODE
1	0810
2	0423
3	0423
4	0463
5	0443
6	0443
7	0978

LAND DESCRIPTION	
L N	USE CODE
1	001200

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	2,797	84.2063	119.99	335,612	1953	1970	0	0	20	50.00	30.00
1 RETAILSTOR - 0% - 2023 Heated Area: 2618 HX Base Yr												
** This building has 13 Sub-Areas												
542588 US HWY 1, CALLAHAN												

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

TOTAL OB/XF												
3,539												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			194,132
TOTAL MARKET OB/XF VALUE			3,539
TOTAL LAND VALUE - MARKET			51,677
TOTAL MARKET VALUE			249,348
SOH/AGL Deduction			0
ASSESSED VALUE			249,348
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			249,348
TOTAL JUST VALUE			249,348
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002289	STORAGE BUILDING	154,056	02/27/2024
230011919	DEMO MH	1,000	09/18/2023
E017726	NEW CONSTR	1,500	02/01/2001
Z980960	FIRE SPRNK	0	02/01/1998
0516	REPAIR/RRF	0	09/01/1996
6448	CHNGE SRVC	600	01/24/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/1075	8/26/2022	SW	U	I	11	100
GRANTOR: WILSON MICHAEL & PEGG						
GRANTEE: SCH HERITAGE LLC						
2587/1072	8/26/2022	WD	U	I	16	300,000
GRANTOR: PICKETT RYAN & AUBREY						
GRANTEE: SCH HERITAGE LLC						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2001] W26 UST=[YR=1993] N8 W12 CAN=[YR=1994] W14 S8 BAS=[YR=1993] W5 S21 UST=[YR=1993] W9 S8 E9 N8 \$ S14 AOF=[YR=1993] S11 E9 N11 W9 \$ E9 S11 E17 N46 W21 \$ E14 N8 \$ S8 E12\$ W5 S46 E16 AOF=[YR=1993] E15 N13 UST=[YR=2001] N11 W6 S2 W9 S9 E15\$ W15 S13\$ N22 E9 N2 E6 N22 \$ PTR= E50 UAT=[YR=2001] W7 BAL=[YR=2009] N6 W4 STR=[YR=2009] N7 W4 S7 E4\$ W4 S2 STR=[YR=2009] W10 BAL=[YR=2009] N2 W6 S6 E6 N4\$ S4 E10 N4\$ S4 E8\$ W24 S46 E31 N46 \$ W50 \$.	

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