

LOT 2
IN OR 2411/241
BRANDIES 2ND ADD TO CALLAHAN

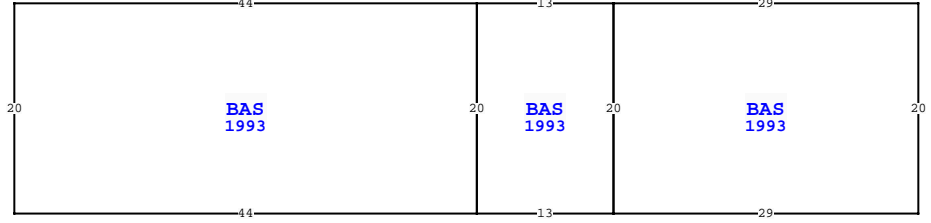
CALLAHAN CAR WASH LLC
PO BOX 697
PONTE VEDRA BEACH, FL 32004

2024

51-2N-25-4190-0002-0000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	29	NONE 50
Roof Structure	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floor	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	12	100
Frame	03	MASONRY 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2604	04	1,720	94.1535	81.91	140,885	1989	2010		0	0	9.38	90.62	
1 CAR/W SELF - 0% - 0 Heated Area: 1720 HX Base Yr													



Quality	06	Quality Level 06
DOR CODE	2610	CAR WASH
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8002.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	260	100
BAS	580	100
BAS	880	100
TOTALS	1,720	1,720

TOT ADJ AREA	SUBAREA MARKET VALUE
260	19,299
580	43,052
880	65,320
TOTALS	127,670

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			127,670
TOTAL MARKET OB/XF VALUE			39,691
TOTAL LAND VALUE - MARKET			86,671
TOTAL MARKET VALUE			254,032
SOH/AGL Deduction			10,682
ASSESSED VALUE			243,350
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			243,350
TOTAL JUST VALUE			254,032
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			258,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004180	REPAIR/RRF-ROOF	9,000	05/17/2019
3373	NEW CONSTR	0	01/26/1989
5660	NEW CONSTR	1,500	01/24/1989
5452	NEW CONSTR	55,000	01/19/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/0241	11/19/2020	WD	U	I	35	340,000
GRANTOR: STREET ROBERT H JR &						
GRANTEE: CALLAHAN CAR WASH L						
1713/1622	12/08/2010	WD	U	I	35	325,000
GRANTOR: KRAMER MARK C						
GRANTEE: STREET ROBERT H JR						

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	0812	CONCRETE C	0	0	0	0	7,953.00	SF	4.80	4.80	75	1989	1989	3	75	28,631	
2	1100	VAC SYSTEM	0	0	0	0	6.00	UT	960.00	960.00	75	1989	1989	3	75	4,320	
3	4950	BOLLARD	0	0	0	0	18.00	UT	100.00	100.00	100	1990	1990	3	100	1,800	
4	0400	CONC CURB	0	0	0	0	88.00	LF	10.50	10.50	100	1990	1990	3	68	628	
5	0446	BOX FNC 6'	0	0	0	0	108.00	LF	20.00	20.00	100	2010	2010	3	45	972	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	78	468	
7	0972	ST LGHT UN	0	0	0	0	1.00	UT	1,265.00	1,265.00	100	1989	1989	3	27	342	
8	0972	ST LGHT UN	0	0	0	0	1.00	UT	1,265.00	1,265.00	100	2015	2015	3	89	1,126	
9	0097	AWNING CN	0	0	0	0	54.00	SF	65.00	65.00	100	2000	2000	3	40	1,404	
TOTAL OB/XF 39,691																	

BUILDING NOTES													
BAS=[YR=1993] W29 BAS=[YR=1993] W13 BAS=[YR=1993] W44 S20 E44 N20 \$ S20 E13 N20 \$ S20 E29 N20 \$.													

LAND DESCRIPTION																								
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	002500	C	SRVC SHOPS	0	0004	CI	100.00	130.00	16,314.60	SF		1.00	1.00	1.25	4.25	5.31	86,671							