LOT 1
SANDEL ACRES PB 5/369

KEN GREENE CONTRACTOR LLC
53072 CLEAR LAKE DR
CALLAHAN, FL 32011

2025

04-1N-25-300S-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Occupancy	OP	OWNER/PART 100
Quality	04	Quality Level 04

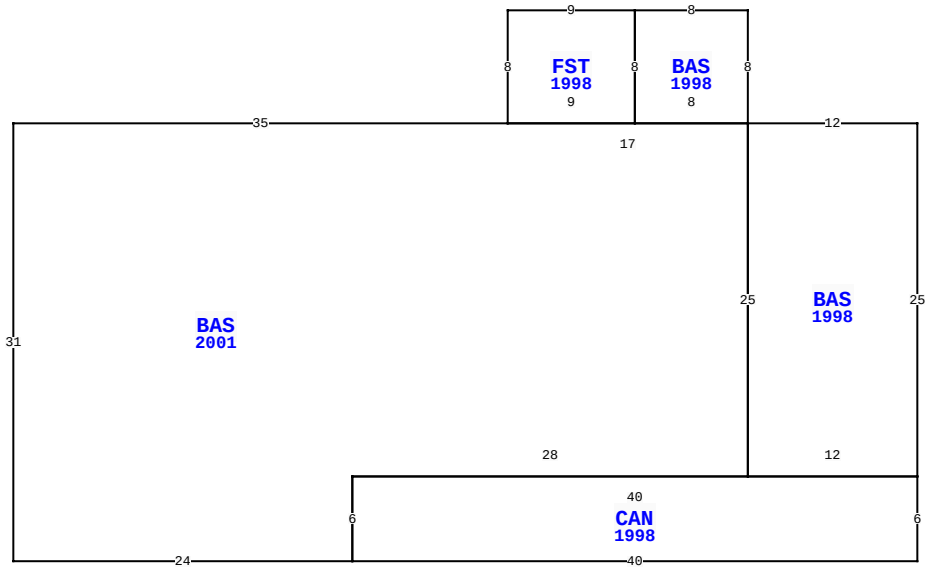
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	64	100	1998	64	8,873
BAS	300	100	1998	300	41,590
BAS	1,444	100	2001	1,444	200,187
CAN	240	30	1998	72	9,982
FST	72	50	1998	36	4,990
TOTALS	2,120			1,916	265,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,916	117.4635	165.04	316,217	1998	2005	0	0	0	16.00	84.00

1 OFFICE – 0% - 2024 Heated Area: 1808 HX Base Yr



541228 US HWY 1, CALLAHAN

BLD DATE	02/20/2020	KK	LGL DATE	
XF DATE	02/20/2020	KKA	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	265,622
TOTAL MARKET OB/XF VALUE	17,176
TOTAL LAND VALUE - MARKET	107,157
TOTAL MARKET VALUE	389,955
SOH/AGL Deduction	48,998
ASSESSED VALUE	340,957
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,957
TOTAL JUST VALUE	389,955
NCON VALUE	0
INCOME VALUE	10,651
PREVIOUS YEAR MKT VALUE	309,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996523	REMODEL	8,715	10/01/1999
B985076	NEW CONSTR	68,000	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2789/683	5/21/2025	WD	Q	I	01	525,000
GRANTOR: JONES SCOTT EDWIN						
GRANTEE: KEN GREENE CONTRACT						
1578/1618	7/28/2008	WD	U	I	21	100
GRANTOR: JONES ELLIOTT						
GRANTEE: JONES ELLIOTT & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W12 BAS=[YR=1998] N8 W8 FST=[YR=1998] W9 S8 BAS=[YR=2001] W35 S31 E24 CAN=[YR=1998] E40 N6 W40 S6 $ N6 E28 N25 W17 $ E9 N8 $ S8 E8 $ S25 E12 N25 $.

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	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	1998	1998	3	80	120	
2	0812	CONCRETE C	0	0	0	0	5,841.00	SF	4.00	4.00	100	1998	1998	3	73	17,056	

LAND DESCRIPTION

TOTAL OB/XF 17,176

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	001700	C	1STORY OFF	0	0004	CG	0.00	0.00	71,438.00	SF		1.00	1.00	1.00	1.50	1.50	107,157							

REVIEW DATE 01/20/2020 BY KKA Total Acres: 0.00 Total Land Value: 107,157 Market: 0 Agricultural: 0 Common: 107,157 PRINTED 07/30/2025 BY SYS