IN OR 2151/337
EX R/W CASE #2002-CA96

VALLENCOURT CONSTRUCTION INC
PO BOX 1889
GREEN COVE SPRINGS, FL 32043

**2025**

**05-2N-26-0000-0004-0030**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 80 |
| Interior Wall | 02 | WALL BD/WD 20 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 4 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 4 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 2500 | REPAIR SERVICE |

MAP NUM | MKT AREA 05

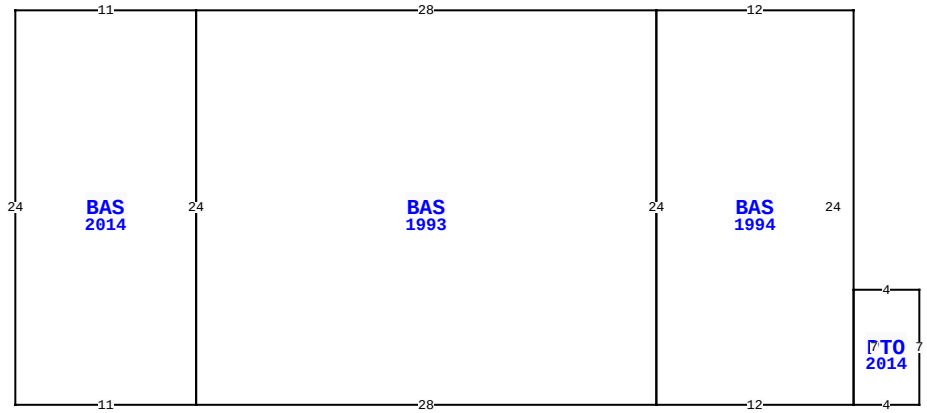
NEIGHBORHOOD/LOC 4001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 672 | 100 | 1993 | 672 | 65,405 |
| BAS | 288 | 100 | 1994 | 288 | 28,030 |
| BAS | 264 | 100 | 2014 | 264 | 25,695 |
| PTO | 28 | 5 | 2014 | 1 | 97 |
| TOTALS | 1,252 | | | 1,225 | 119,227 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1701 | 04 | 1,225 | 89.9640 | 126.40 | 154,840 | 1970 | 2000 | 0 | 0 | 0 | 23.00 | 77.00 |

1 OFFICE – 0% - 0 Heated Area: 1224 HX Base Yr




451644 SR 200, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 11/04/2014 DC | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 DC |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 166,509 |
| TOTAL MARKET OB/XF VALUE | 16,694 |
| TOTAL LAND VALUE - MARKET | 130,680 |
| TOTAL MARKET VALUE | 313,883 |
| SOH/AGL Deduction | 84,664 |
| ASSESSED VALUE | 229,219 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 229,219 |
| TOTAL JUST VALUE | 313,883 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 276,173 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R035483 | REPAIR/RRF | 2,000 | 10/01/2003 |
| B0210330 | NEW CONSTR | 48,510 | 10/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2151/0337 | 10/10/2017 | WD | Q | I | 01 | 225,500 |
| GRANTOR: ED'S COMFORT SOLUTION | | | | | | |
| GRANTEE: VALLENCOURT CONSTRU | | | | | | |
| 1715/1604 | 12/17/2010 | WD | U | I | 30 | 235,000 |
| GRANTOR: EDWARDS MICHAEL W | | | | | | |
| GRANTEE: ED'S COMFORT SOLUTI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1994] W12 BAS=[YR=1993] W28 BAS=[YR=2014] W11S24E11N24$ S24E28 N24$S24 E12 PTO=[YR=2014] E4N7W4S7$ N24$.

## 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 | 0810 | CONCRETE A | 0 | 0 | 20 | 16 | 293.00 | SF | 6.50 | 6.50 | 100 | 1970 | 1970 | 3 | 20 | 381 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,026.00 | SF | 4.00 | 4.00 | 100 | 2002 | 2002 | 3 | 80 | 3,283 | |
| 3 | 6001 | ROLLUP DR | 0 | 0 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2002 | 2002 | 3 | 20 | 80 | |
| 4 | 6002 | EL ROLL DR | 0 | 0 | 0 | 0 | 1.00 | UT | 900.00 | 900.00 | 100 | 2002 | 2002 | 3 | 20 | 180 | |
| 5 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 2.00 | UT | 450.00 | 450.00 | 100 | 2002 | 2002 | 3 | 55 | 495 | |
| 6 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 2.00 | UT | 450.00 | 450.00 | 100 | 2002 | 2002 | 3 | 55 | 495 | |
| 7 | 9001 | CONTANR 40 | 0 | 0 | 45 | 0 | 1.00 | UT | 1,400.00 | 1,400.00 | 0 | 2001 | 2001 | 3 | 100 | 1,400 | |
| 8 | 9001 | CONTANR 40 | 0 | 0 | 52 | 0 | 1.00 | UT | 1,400.00 | 1,400.00 | 0 | 2001 | 2001 | 3 | 100 | 1,400 | |
| 9 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,417.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 84 | 8,121 | |
| 10 | 0424 | CL FNC 6' | 0 | 0 | 26 | 0 | 26.00 | LF | 20.00 | 20.00 | 100 | 2011 | 2011 | 3 | 78 | 406 | |

TOTAL OB/XF 16,241

## LAND DESCRIPTION

| 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 | 002500 | C | SRVC SHOPS | 0 | 0004 | CG | 0.00 | 0.00 | 43,560.00 | SF | | 1.00 | 1.00 | 1.00 | 3.00 | 3.00 | 130,680 | | | | | | | |

REVIEW DATE 07/10/2020 BY KBA Total Acres: 1.00 Total Land Value: 130,680 Market: 0 Agricultural: 0 Common: 130,680 PRINTED 07/30/2025 BY SYS

IN OR 2151/337
EX R/W CASE #2002-CA96

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GREEN COVE SPRINGS, FL 32043

**2025**

**05-2N-26-0000-0004-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

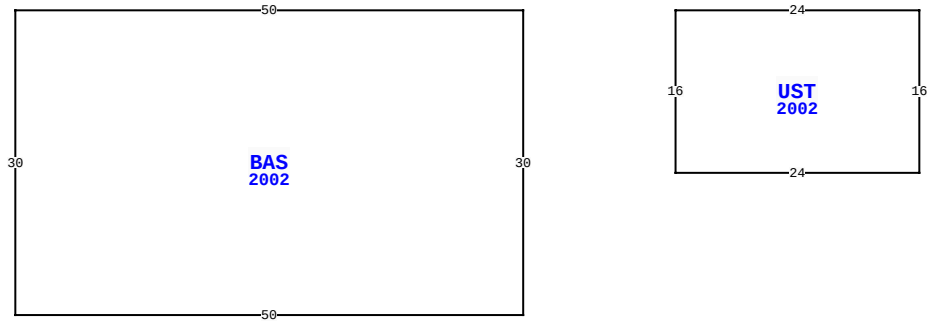
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 1 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 12 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | . 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 2500 | REPAIR SERVICE |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 4001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,500 | 100 | 2002 | 1,500 | 41,917 |
| UST | 384 | 50 | 2002 | 192 | 5,366 |
| TOTALS | 1,884 | | | 1,692 | 47,282 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4803 | 06 | 1,692 | 83.6640 | 38.28 | 64,770 | 2002 | 2002 | 0 | 0 | 0 | 27.00 | 73.00 |

2 STOR WAREH – 0% - 0 Heated Area: 1500 HX Base Yr




451644 SR 200, CALLAHAN

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| GRANTEE: VALLENCOURT CONSTRU | | | | | | |
| 1715/1604 | 12/17/2010 | WD | U | I | 30 | 235,000 |
| GRANTOR: EDWARDS MICHAEL W | | | | | | |
| GRANTEE: ED'S COMFORT SOLUTI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W50 S30 E50 N30 $ PTR= E15 UST=[YR=2002] E24 S16 W24 N16 $ W15 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0464 | FNC GT 10' | 0 | 0 | 10 | 0 | 1.00 | UT | 350.00 | 350.00 | 100 | 2011 | 2011 | 3 | 78 | 273 | |
| 12 | 0422 | CL FNC 4' | 0 | 0 | 10 | 0 | 10.00 | LF | 15.00 | 15.00 | 100 | 1970 | 1970 | 3 | 20 | 30 | |
| 13 | 0422 | CL FNC 4' | 0 | 0 | 50 | 0 | 50.00 | LF | 15.00 | 15.00 | 100 | 1970 | 1970 | 3 | 20 | 150 | |

## LAND DESCRIPTION

TOTAL OB/XF 453

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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