LOT 5
IN OR 2739/1528
PLEASANT PARK PB 2/21

MDRM HOLDINGS LLC
33059 TUPELO LANE
CALLAHAN, FL 32011

2025

05-3N-24-2360-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	142,310
TOTAL MARKET VALUE	142,310
SOH/AGL Deduction	0
ASSESSED VALUE	142,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,310
TOTAL JUST VALUE	142,310
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19598	REMODEL	0	09/01/2007
C19598	CO ISSUED	0	09/01/2007
B20462	ADDITION	3,630	09/01/2007
E18724	ELEC OTHER	0	02/01/2007
P12064	OTHER	0	02/01/2007
C4897	CO ISSUED	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2739/1528	9/23/2024	SW	Q	V	01	150,000
GRANTOR: FAHLGREN STEVEN M & K						
GRANTEE: MDRM HOLDINGS LLC						
1895/1784	12/27/2013	CN	U	V	30	100
GRANTOR: FAHLGREN STEVEN & KIM						
GRANTEE: FAHLGREN STEVEN & K						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0		CI			105,415.00	SF		1.00	0.90	0.90	1.50	1.35	142,310							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 2.42 Total Land Value: 142,310 Market: 0 Agricultural: 0 Common: 142,310 PRINTED 07/30/2025 BY SYS