

PT LOTS 1,2 BLOCK 3
IN OR 2538/1023 &
LOTD 3,4 BLOCK 1

HAGAN DONALD AMENDED & RESTATED LVG TRUST/HAGAN AN
615896 RIVER RD
CALLAHAN, FL 32011

2025

08-3N-24-2380-0001-0030



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	PAGE 1 of 2 3													
Exterior Wall	25	MOD METAL 100	1101	04	14,944	92.5555	129.11	1,929,420	1993	1993	0	0	25	36.00	39.00	VALUATION SUMMARY													
Roof Structur	10	STEEL FRME 100	1 RETAILSTOR - 0% - 0														Heated Area: 8080												
Roof Cover	12	MODULAR MT 100															HX Base Yr												
Interior Wall	05	DRYWALL 100																											
Interior Floo	07	CORK/VTILE 100																											
Ceiling	01	FIN.SUSPD 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Fixtures		8 100																											
Frame	05	STEEL 100																											
Story Height		18 100																											
RMS		8 100																											
Stories	1.	1. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality			02	Quality Level 02																									
DOR CODE			1100	STORES, 1 STORY																									
MAP NUM				MKT AREA													06												
NEIGHBORHOOD/LOC			6002.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
AOF	625	100	1993	625	31,471																								
BAS	7,455	100	1993	7,455	375,381																								
CAN	72	30	1994	22	1,108																								
CAN	979	30	1994	294	14,804																								
CAN	5,760	30	1994	1,728	87,010																								
UEP	1,300	60	1993	780	39,275																								
UST	10,100	40	1993	4,040	203,426																								
TOTALS			26,291		14,944	752,474																							
EXTRA FEATURES						551525 US HWY 1, HILLIARD																							
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	0810	CONCRETE A	0	0	0	0	1,120.00	SF	6.50	6.50	100	1993	1993	3	64	4,659													
2	0803	ASPHALT C	0	0	0	0	73,475.00	SF	2.00	2.00	100	1993	1993	3	50	73,475													
3	0402	CONC BUMPE	0	0	0	0	14.00	UT	25.00	25.00	100	1993	1993	3	72	252													
4	0424	CL FNC 6'	0	0	0	0	69.00	LF	20.00	20.00	100	1993	1993	3	29	400													
5	0430	CL FNC 6B	0	0	0	0	950.00	LF	9.70	9.70	100	1993	1993	3	29	2,672													
6	0443	STK FNC 6'	0	0	0	0	33.00	LF	10.00	10.00	100	1993	1993	3	20	66													
7	0425	CL FNC 8'	0	0	0	0	101.00	LF	10.65	10.65	100	1993	1993	3	29	312													
8	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	1993	1993	3	29	102													
9	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1993	1993	3	29	218													
10	0400	CONC CURB	0	0	0	0	381.00	LF	15.00	15.00	100	1993	1993	3	72	4,115													
LAND DESCRIPTION										TOTAL OB/XF										86,271									
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	001100	C	STORE 1FLR	0	0004	C-1	0.00	0.00	210,830.00	SF		1.00	1.00	0.75	2.50	1.88	395,306												
REVIEW DATE 04/01/2022 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS																													

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