PT OF GOVT LOT 4
IN OR 2133/239

GRAND POOH-BAH LLC
7650 OLD HAMMOND HIGHWAY
BATON ROUGE, LA 70809

2025

10-1N-25-0000-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

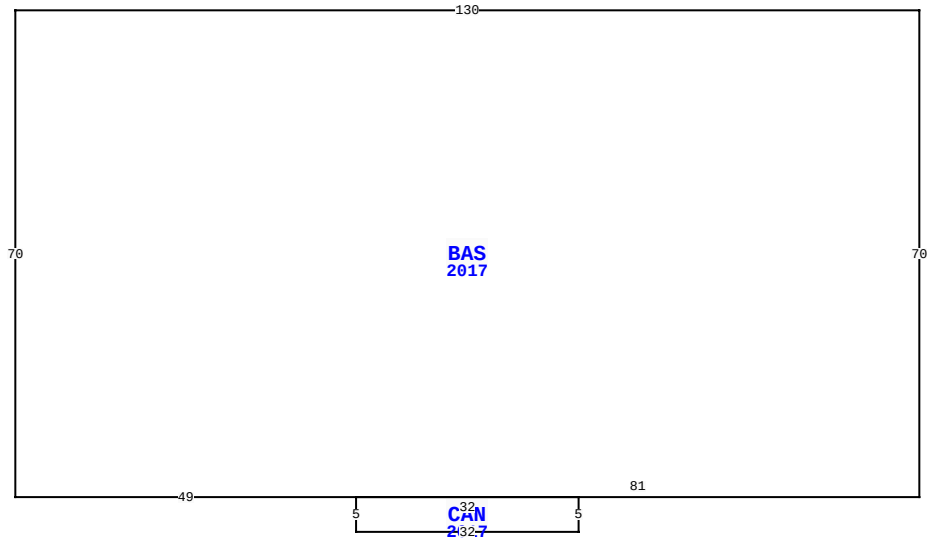
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	05	STEEL 100
Story Height		15 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
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	9,100	100	2017	9,100	1,150,269
CAN	160	30	2017	48	6,067
TOTALS	9,260			9,148	1,156,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	9,148	94.3836	131.67	1,204,517	2017	2017	0	0	0	4.00	96.00

1 RETAILSTOR – 0% - 0 Heated Area: 9100 HX Base Yr



540560 US HWY 1, CALLAHAN

BLD DATE	02/06/2018 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	1,320,522
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,320,522
SOH/AGL Deduction	175,572
ASSESSED VALUE	1,144,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,144,950
TOTAL JUST VALUE	1,320,522
NCON VALUE	0
INCOME VALUE	1,320,522
PREVIOUS YEAR MKT VALUE	1,320,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006758	NEW CONSTR	803,778	07/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2277/0715	5/22/2019	WD	P	I	98	40,000
GRANTOR: ABD AHMAD I AL						
GRANTEE: AL-NSEER DIMA						
2133/0239	7/10/2017	WD	Q	I	02	137,500
GRANTOR: AL ABD AHMAD I						
GRANTEE: THE GRAND POOH-BAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W130 S70 E49 CAN=[YR=2017] S5 E32 N5 W32$ E81 N70$.

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	0803	ASPHALT C	0	0	0	0	18,587.00	SF	2.00	2.00	100	2017	2017	3	78	28,996	
2	0812	CONCRETE C	0	0	0	0	1,356.00	SF	4.00	4.00	100	2017	2017	3	96	5,207	
3	0400	CONC CURB	0	0	0	0	479.00	LF	15.00	15.00	100	2017	2017	3	97	6,969	
4	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2017	2017	3	90	6,831	
5	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2017	2017	3	74	1,850	
6	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	2017	2017	3	100	800	
7	0810	CONCRETE A	0	0	70	3	210.00	SF	6.50	6.50	100	2017	2017	3	96	1,310	
8	0810	CONCRETE A	0	0	18	18	324.00	SF	6.50	6.50	100	2017	2017	3	96	2,022	
9	1123	CB 8"	0	0	0	0	270.00	SF	6.15	6.15	100	2017	2017	3	96	1,594	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540	

TOTAL OB/XF 56,119

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	001100	C	STORE 1FLR	0		CG	0.00	0.00	119,790.00	SF		1.00	1.00	1.00	1.50	1.50	179,685							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 2.75 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

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11	0810	CONCRETE A	0	0	18	5	90.00	SF	6.50	6.50	100	2017	2017	3	96	562	
12	0810	CONCRETE A	0	0	0	0	220.00	SF	6.50	6.50	100	2017	2017	3	96	1,373	
13	0446	BOX FNC 6'	0	0	0	0	37.00	LF	20.00	20.00	100	2017	2017	3	74	548	
14	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	
15	0810	CONCRETE A	0	0	12	5	60.00	SF	6.50	6.50	100	2017	2017	3	96	374	
16	0402	CONC BUMPE	0	0	0	0	17.00	UT	25.00	25.00	100	2017	2017	3	97	412	
17	0810	CONCRETE A	0	0	5	4	20.00	SF	6.50	6.50	100	2017	2017	3	96	125	

LAND DESCRIPTION

TOTAL OB/XF 3,664

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

REVIEW DATE 07/09/2024 BY KBA Total Acres: 2.75 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS