

L & D REALTY CAPITAL LLC
PO BOX 312
CALLAHAN, FL 32011

19-2N-25-0000-0137-0000

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		NORM	% COND	VALUATION SUMMARY																												
Exterior Wall	15	CONC BLOCK 100								4101	06	8,092	72.8125	39.50	319,634	1956	1966	0	0	0	50.00	50.00	VALUATION BY																												
Roof Structure	04	WOOD TRUSS 100								1 LGHT MANUF - 0% - 0										Heated Area: 4437										HX Base Yr										STANDARD											
Roof Cover	03	COMP SHNGL 100																														Tax Group: 6										Tax Dist:									
Interior Wall	01	MINIMUM 100																														BUILDING MARKET VALUE										159,817									
Interior Floor	03	CONC FINSH 100																														TOTAL MARKET OB/XF VALUE										14,147									
Ceiling	04	NONE 100																														TOTAL LAND VALUE - MARKET										147,200									
Air Condition	01	NONE 100																														TOTAL MARKET VALUE										321,164									
Heating Type	01	NONE 100																														SOH/AGL Deduction										14,985									
Plumbing		5 100																														ASSESSED VALUE										306,179									
Frame	03	MASONRY 100																														TOTAL EXEMPTION VALUE										0									
Story Height	15	15 100																														BASE TAXABLE VALUE										306,179									
RMS		5 100																														TOTAL JUST VALUE										321,164									
Stories	1.5	1.5 100																														NCON VALUE										0									
Class	00	. 100																														INCOME VALUE										2,767,729									
Units		0 100																														PREVIOUS YEAR MKT VALUE										293,409									
BUD8 Adjustme	06	DIST 1D 100																																																	
Occupancy	00	OWNER OCC 100																																																	
Quality	02	Quality Level 02																																																	
DOR CODE	4100	LIGHT MANUFACTURE																																																	
MAP NUM		MKT AREA																																																	
NEIGHBORHOOD/LOC		1290.100																																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																														
AOF	525	185	1993	971	19,178																																														
APT	555	250	1993	1,388	27,413																																														
BAS	432	100	1993	432	8,532																																														
BAS	1,155	100	1993	1,155	22,812																																														
BAS	1,770	100	1993	1,770	34,958																																														
FCP	3,680	60	2009	2,208	43,608																																														
FST	240	70	1993	168	3,318																																														
TOTALS	8,357			8,092	159,817																																														
EXTRA FEATURES					542659 US HWY 1, CALLAHAN																																														
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	0803	ASPHALT C	0	0	0	0	10,236.00	SF	1.50	1.50	100	1985	1985	3	50	7,677																																			
2	0430	CL FNC 6B	0	0	0	0	380.00	LF	9.70	9.70	100	1991	1991	3	27	995																																			
3	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1991	1991	3	27	203																																			
4	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	1991	1991	3	27	324																																			
5	0811	CONCRETE B	0	0	22	24	528.00	SF	5.20	5.20	100	1993	1993	3	64	1,757																																			
6	6001	ROLLUP DR	0	0	12	14	3.00	UT	400.00	400.00	100	1975	1975	3	20	240																																			
7	6001	ROLLUP DR	0	0	9	10	1.00	UT	400.00	400.00	100	1975	1975	3	20	80																																			
8	0097	AWNING CN	0	0	10	8	8.00	SF	48.75	48.75	100	2004	2004	3	40	156																																			
9	0097	AWNING CN	0	0	11	10	10.00	SF	48.75	48.75	100	2004	2004	3	40	195																																			
10	0351	CARPORT MT	0	0	25	18	450.00	SF	10.00	10.00	100	2004	2004	3	21	945																																			
LAND DESCRIPTION					TOTAL OB/XF															12,572																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																											
1	004100	C	LIGHT MFG.	0	0004	CI	170.00	190.00	29,440.00	SF		1.00	1.00	1.00	5.00	5.00	147,200																																		
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