

MORGAN LINDA
44537 WOODLAND CR
CALLAHAN, FL 32011

29-2N-25-0000-0010-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION																				VALUATION SUMMARY													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
Exterior Wall	05	AVERAGE 100								2101	04	2,192	70.7726	119.25	261,396	1949	1985		0		0	56.00	44.00	VALUATION BY STANDARD									
Roof Structure	04	WOOD TRUSS 100								1 RSTARANT 1 - 0% - 0 Heated Area: 2192 HX Base Yr														Tax Group: 1 Tax Dist:									
Roof Cover	12	MODULAR MT 100								Detailed description: The floor plan shows a complex polygonal shape representing the building's footprint. Key dimensions include a total width of 26 units at the top, a depth of 56 units on the right side, and various internal setbacks and offsets. Specific areas are labeled: BAS 1993 (blue), BAS 1994 (blue), and BAS 1994 (blue). The plan also indicates a heated area of 2192 square feet.														BUILDING MARKET VALUE 115,014									
Interior Wall	04	PLYWOOD 100																						TOTAL MARKET OB/XF VALUE 2,772									
Interior Floor	14	CARPET 80																						TOTAL LAND VALUE - MARKET 63,801									
Interior Floor	07	CORK/VTILE 20																						TOTAL MARKET VALUE 181,587									
Ceiling	02	F.NOT SUS 100																						SOH/AGL Deduction 0									
Air Condition	03	CENTRAL 100																						ASSESSED VALUE 181,587									
Heating Type	04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE 0									
Fixtures	12	100																						BASE TAXABLE VALUE 181,587									
Frame	02	WOOD FRAME 100																						TOTAL JUST VALUE 181,587									
Story Height		10 100																						NCON VALUE 0									
RMS		4 100								INCOME VALUE																							
Stories	0	0 100								PREVIOUS YEAR MKT VALUE 185,124																							
Units		0 100								Detailed description: This is a more detailed floor plan than the previous one, showing the same building footprint with additional dimensions and labels. It includes the same area calculations and labels (BAS 1993, BAS 1994, BAS 1994) but provides more granular details about the building's geometry and setbacks.																							
BUD8 Adjustme	01	DIST CA 100																															
Occupancy	00	OWNER OCC 100																															
Quality	01	Quality Level 01																															
DOR CODE	2100	RESTAURANTS/CAFE																															
MAP NUM		MKT AREA						07																									
NEIGHBORHOOD/LOC		1290.100																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,498	100	1993	1,498	78,600																												
BAS	294	100	1994	294	15,426																												
BAS	400	100	1994	400	20,988																												
TOTALS	2,192			2,192	115,014																												
EXTRA FEATURES										542420 US HWY 1, CALLAHAN										BLD DATE 09/22/2020 XF DATE 09/22/2020 INC DATE LGL DATE LAND DATE AG DATE 11/18/2024 DC													
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	0964	HALON SYST	0	0	4	4	16.00	SF50.00	100	1997	1997	3	72	576																			
2	0418	EXHST FAN	0	0	0	0	1.00	UT400.00	100	1990	1990	3	20	80																			
3	0971	ST LGHT OV	0	0	0	0	1.00	UT1,555.00	100	1990	1990	3	27	420																			
4	0810	CONCRETE A	0	0	24	3	72.00	SF6.50	100	1990	1990	3	57	267																			
5	4950	BOLLARD	0	0	0	0	12.00	UT100.00	100	1990	1990	3	100	1,200																			
6	0446	BOX FNC 6'	0	0	0	0	16.00	LF20.00	100	2002	2002	3	20	64																			
7	0463	FENCE GATE	0	0	0	0	1.00	UT300.00	100	2002	2002	3	55	165																			
LAND DESCRIPTION TOTAL OB/XF 2,772																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	002100	C	RESTAURANT	0	0004	CH	60.00	113.00	7,089.00	SF		1.00	1.00	1.00	9.00	9.00	63,801																
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