

PT OF SEC 29-2N-25E &  
PT OF SEC 51-2N-25E  
IN OR 2505/1036

HAGAN ACE HARDWARE OF CALLAHAN  
1022 BLANDING BLVD  
ORANGE PARK, FL 32065

2025

29-2N-25-0000-0010-0110



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 15 | CONC BLOCK 75  |
| Exterior Wall            | 17 | CB STUCCO 25   |
| Roof Structure           | 09 | RIDGE FRME 100 |
| Roof Cover               | 04 | BUILT-UP 100   |
| Interior Wall            | 01 | MINIMUM 100    |
| Interior Floor           | 03 | CONC FINSH 90  |
| Interior Floor           | 14 | CARPET 10      |
| Ceiling                  | 04 | NONE 100       |
| Air Condition            | 04 | ROOF TOP 100   |
| Heating Type             | 04 | AIR DUCTED 100 |
| Fixtures                 |    | 23 100         |
| Frame                    | 03 | MASONRY 100    |
| Story Height             |    | 22 100         |
| RMS                      |    | 10 100         |
| Occupancy                | 00 | OWNER OCC 100  |

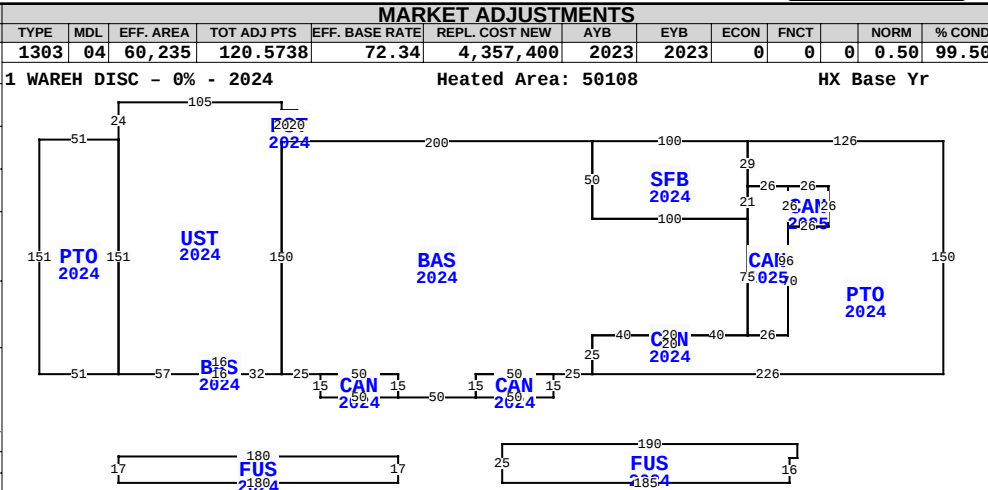
|                  |          |                  |
|------------------|----------|------------------|
| Quality          | 06       | Quality Level 06 |
| DOR CODE         | 1100     | STORES, 1 STORY  |
| MAP NUM          |          | MKT AREA 07      |
| NEIGHBORHOOD/LOC | 1290.100 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 128              | 100         | 2024 | 128          | 9,214                |
| BAS       | 38,250           | 100         | 2024 | 38,250       | 753,170              |
| CAN       | 120              | 30          | 2024 | 36           | 2,591                |
| CAN       | 750              | 30          | 2024 | 225          | 16,196               |
| CAN       | 750              | 30          | 2024 | 225          | 16,196               |
| CAN       | 676              | 30          | 2025 | 203          | 14,612               |
| CAN       | 2,496            | 30          | 2025 | 749          | 53,912               |
| FST       | 200              | 50          | 2024 | 100          | 7,198                |
| FUS       | 3,060            | 100         | 2024 | 3,060        | 220,253              |
| FUS       | 4,670            | 100         | 2024 | 4,670        | 336,139              |
| TOTALS    | 100,156          |             |      | 60,235       | 335,613              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

| 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   | 1   | 0   | 0 | 0 | 158,500.00 | SF | 2.00      | 2.00           | 100       | 2024    | 2023        |   | 90     | 285,300         |       |
| 2   | 0812       | CONCRETE C  | 1   | 0   | 0 | 0 | 8,895.00   | SF | 4.00      | 4.00           | 100       | 2024    | 2023        |   | 100    | 35,580          |       |
| 3   | 0400       | CONC CURB   | 1   | 0   | 0 | 0 | 3,364.00   | LF | 15.00     | 15.00          | 100       | 2024    | 2023        |   | 100    | 50,460          |       |
| 4   | 1126       | CB/STC 8"   | 1   | 0   | 0 | 0 | 72.00      | SF | 8.00      | 8.00           | 100       | 2024    | 2023        |   | 100    | 576             |       |
| 5   | 0463       | FENCE GATE  | 1   | 0   | 0 | 0 | 4.00       | UT | 300.00    | 300.00         | 100       | 2024    | 2023        |   | 99     | 1,188           |       |
| 6   | 4950       | BOLLARD     | 1   | 0   | 0 | 0 | 37.00      | UT | 100.00    | 100.00         | 100       | 2024    | 2023        |   | 100    | 3,700           |       |
| 7   | 0410       | ELEVATOR    | 1   | 0   | 0 | 0 | 1.00       | UT | 10,000.00 | 10,000.00      | 100       | 2024    | 2023        |   | 100    | 10,000          |       |
| 8   | 0972       | ST LGHT UN  | 1   | 0   | 0 | 0 | 13.00      | UT | 2,530.00  | 2,530.00       | 100       | 2024    | 2023        |   | 99     | 32,561          |       |
| 9   | 0975       | ST LT/ARM   | 1   | 0   | 0 | 0 | 12.00      | UT | 500.00    | 500.00         | 100       | 2024    | 2023        |   | 99     | 5,940           |       |
| 12  | 0966       | FIRE SPRNK  | 0   | 0   | 0 | 0 | 69,227.00  | SF | 3.00      | 3.00           | 100       | 2025    | 2023        |   | 100    | 207,681         |       |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 001000   | C   |



\*\* This building has 14 Sub-Areas

450037 SR 200, CALLAHAN

|          |            |           |            |
|----------|------------|-----------|------------|
| BLD DATE |            | LGL DATE  |            |
| XF DATE  | 06/07/2024 | LAND DATE | 11/18/2024 |
| INC DATE |            | AG DATE   | 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   | 0803       | ASPHALT C   | 1   | 0   | 0 | 0 | 158,500.00 | SF | 2.00      | 2.00           | 100       | 2024    | 2023        |   | 90     | 285,300         |       |
| 2   | 0812       | CONCRETE C  | 1   | 0   | 0 | 0 | 8,895.00   | SF | 4.00      | 4.00           | 100       | 2024    | 2023        |   | 100    | 35,580          |       |
| 3   | 0400       | CONC CURB   | 1   | 0   | 0 | 0 | 3,364.00   | LF | 15.00     | 15.00          | 100       | 2024    | 2023        |   | 100    | 50,460          |       |
| 4   | 1126       | CB/STC 8"   | 1   | 0   | 0 | 0 | 72.00      | SF | 8.00      | 8.00           | 100       | 2024    | 2023        |   | 100    | 576             |       |
| 5   | 0463       | FENCE GATE  | 1   | 0   | 0 | 0 | 4.00       | UT | 300.00    | 300.00         | 100       | 2024    | 2023        |   | 99     | 1,188           |       |
| 6   | 4950       | BOLLARD     | 1   | 0   | 0 | 0 | 37.00      | UT | 100.00    | 100.00         | 100       | 2024    | 2023        |   | 100    | 3,700           |       |
| 7   | 0410       | ELEVATOR    | 1   | 0   | 0 | 0 | 1.00       | UT | 10,000.00 | 10,000.00      | 100       | 2024    | 2023        |   | 100    | 10,000          |       |
| 8   | 0972       | ST LGHT UN  | 1   | 0   | 0 | 0 | 13.00      | UT | 2,530.00  | 2,530.00       | 100       | 2024    | 2023        |   | 99     | 32,561          |       |
| 9   | 0975       | ST LT/ARM   | 1   | 0   | 0 | 0 | 12.00      | UT | 500.00    | 500.00         | 100       | 2024    | 2023        |   | 99     | 5,940           |       |
| 12  | 0966       | FIRE SPRNK  | 0   | 0   | 0 | 0 | 69,227.00  | SF | 3.00      | 3.00           | 100       | 2025    | 2023        |   | 100    | 207,681         |       |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 001000   | C   |

| NASSAU COUNTY PROPERTY    |            |  |             |
|---------------------------|------------|--|-------------|
| VALUATION SUMMARY         |            |  | PAGE 1 of 2 |
| VALUATION BY              | DIRECT_CAP |  |             |
| Tax Group: 1              | Tax Dist:  |  |             |
| BUILDING MARKET VALUE     | 9,229,150  |  |             |
| TOTAL MARKET OB/XF VALUE  | 0          |  |             |
| TOTAL LAND VALUE - MARKET | 0          |  |             |
| TOTAL MARKET VALUE        | 9,229,150  |  |             |
| SOH/AGL Deduction         | 0          |  |             |
| ASSESSED VALUE            | 9,229,150  |  |             |
| TOTAL EXEMPTION VALUE     | 0          |  |             |
| BASE TAXABLE VALUE        | 9,229,150  |  |             |
| TOTAL JUST VALUE          | 9,229,150  |  |             |
| NCON VALUE                | 0          |  |             |
| INCOME VALUE              | 9,229,150  |  |             |
| PREVIOUS YEAR MKT VALUE   | 9,044,357  |  |             |

| HAGAN ACE HARDWARE |             |           |            |
|--------------------|-------------|-----------|------------|
| PERMIT NUM         | DESCRIPTION | AMT       | ISSUED     |
| 4559               | NEW CONSTR  | 7,700,000 | 05/19/2022 |
|                    |             |           |            |
|                    |             |           |            |
|                    |             |           |            |
|                    |             |           |            |
|                    |             |           |            |
|                    |             |           |            |
|                    |             |           |            |
|                    |             |           |            |

| SALES DATA                  |            |           |       |       |        |            |
|-----------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number           | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2505/1036                   | 10/13/2021 | SW        | Q     | V     | 01     | 1,760,000  |
| GRANTOR: US1 PROPERTIES LLC |            |           |       |       |        |            |
| GRANTEE: HAGAN ACE HARDWARE |            |           |       |       |        |            |
|                             |            |           |       |       |        |            |
|                             |            |           |       |       |        |            |
|                             |            |           |       |       |        |            |
|                             |            |           |       |       |        |            |
|                             |            |           |       |       |        |            |

| BUILDING NOTES                                                                                  |  |  |
|-------------------------------------------------------------------------------------------------|--|--|
| BAS=[YR=2024;ORIG=-76,20] S50 E100 S75 W40 W20 W40 S25 W25 W50 S15 W50 N15 W50 W25 N150 E200 \$ |  |  |
| UST=[YR=2024;LABEL=Lumber Bay;ORIG=-381,-5] E105 S5 S20 S150 W32 N8 W16 S8 W57 N151 N24 \$      |  |  |
| PTO=[YR=2024;ORIG=150,20] W126 S29 E26 E26 S26 W26 S70 W26 W40 S6 W20 N6 W40 S25 E226 N150 \$   |  |  |
| PTO=[YR=2024;ORIG=-432,19] E51 S151 W51 N151 \$                                                 |  |  |
| SFB=[YR=2024;ORIG=-76,20] E100 S29 S21 W100 N50 \$                                              |  |  |
| FUS=[YR=2024;ORIG=-134,215] E190 S9 W5 S16 W185 N25 \$                                          |  |  |
| FUS=[YR=2024;ORIG=-201,223] W180 S17 E180 N17 \$                                                |  |  |
| CAN=[YR=2024;ORIG=-251,170] E50 S15 W50 N15 \$                                                  |  |  |
| CAN=[YR=2024;ORIG=-151,170] E50 S15 W50 N15 \$                                                  |  |  |

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[illegible]