PT SEC 29-2N-25E
IN OR 2581/901

BWT PROPERTY MANAGEMENT INC
1121 BAISDEN RD
JACKSONVILLE, FL 32218

2025

29-2N-25-0000-0010-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

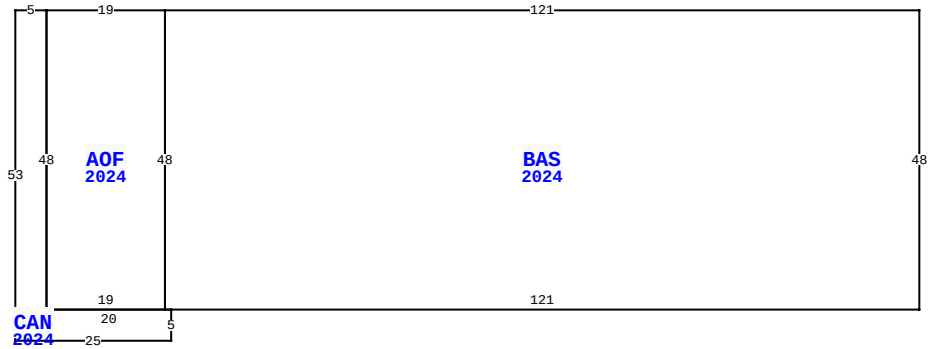
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	25	MOD METAL 50
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 87
Interior Wall	05	DRYWALL 13
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 87
Ceiling	02	F.NOT SUS 13
Air Condition	01	NONE 87
Air Condition	03	CENTRAL 13
Heating Type	01	NONE 87
Heating Type	04	AIR DUCTED 13
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		20 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	912	185	2024	1,687	141,320
BAS	5,808	100	2024	5,808	486,536
CAN	365	30	2024	110	9,215
TOTALS	7,085			7,605	637,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	7,605	97.6885	83.77	637,071	2023	2023	0	0	0	0.00	100.00

1 SERV SHOP – 0% - 2024 Heated Area: 6720 HX Base Yr



SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/18/2024 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	637,071
TOTAL MARKET OB/XF VALUE	78,355
TOTAL LAND VALUE - MARKET	421,440
TOTAL MARKET VALUE	1,136,866
SOH/AGL Deduction	0
ASSESSED VALUE	1,136,866
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,136,866
TOTAL JUST VALUE	1,136,866
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,129,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4604	TIRE OUTLET		01/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/0901	7/28/2022	WD	Q	V	01	480,900

GRANTOR: US PROPERTIES LLC

GRANTEE: BWT PROPERTY MANAGE

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=2024;ORIG=40,20] E19 S48 W19 N48 $
BAS=[YR=2024;ORIG=59,20] E121 S48 W121 N48 $
CAN=[YR=2024;ORIG=40,20] W5 S53 E25 N5 W20 N48 $
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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	1	0	0	0	31,012.00	SF	2.00	2.00	100	2024	2023		90	55,822	
2	0812	CONCRETE C	1	0	0	0	1,352.00	SF	4.00	4.00	100	2024	2023		100	5,408	
3	0400	CONC CURB	1	0	0	0	757.00	LF	15.00	15.00	100	2024	2023		100	11,355	
4	0402	CONC BUMPE	1	0	0	0	27.00	UT	25.00	25.00	100	2024	2023		100	675	
5	4950	BOLLARD	1	0	0	0	16.00	UT	100.00	100.00	100	2024	2023		100	1,600	
6	0972	ST LGHT UN	1	0	0	0	1.00	UT	2,530.00	2,530.00	100	2024	2023		99	2,505	
7	0975	ST LT/ARM	1	0	0	0	2.00	UT	500.00	500.00	100	2024	2023		99	990	

LAND DESCRIPTION

TOTAL OB/XF 78,355

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	001000	C	COMMERCIAL	0		CH	0.00	0.00	56,192.00	SF		1.00	1.00	1.00	7.50	7.50	421,440							

REVIEW DATE 11/02/2022 BY HS Total Acres: 0.00 Total Land Value: 421,440 Market: 0 Agricultural: 0 Common: 421,440 PRINTED 07/30/2025 BY SYS