PT GOVT LOT 2 & PT OF NW1/4 OF
SEC 29-2N-25E IN OR 1920/497
BEING PARCEL A

SCW CALLAHAN LLC/
531 S 6TH ST
FERNANDINA BEACH, FL 32034

2025

29-2N-25-0000-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

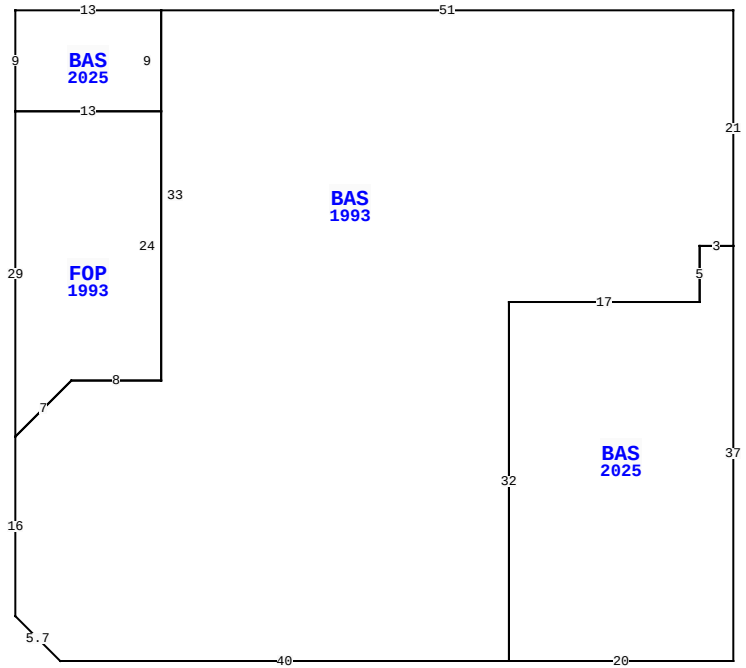
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Common Wall		30 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
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	2,608	100	1993	2,608	102,568
BAS	117	100	2025	117	4,601
BAS	655	100	2025	655	25,760
FOP	325	30	1993	98	3,854
TOTALS	3,705			3,478	136,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	3,478	104.4160	145.66	506,605	1983	1990	0	0	30	43.00	27.00

1 RETAILSTOR – 0% - 2025 Heated Area: 3380 HX Base Yr



450066 SR 200, CALLAHAN

BLD DATE	12/27/2024 KW	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	631,494
TOTAL MARKET OB/XF VALUE	55,966
TOTAL LAND VALUE - MARKET	850,725
TOTAL MARKET VALUE	1,538,185
SOH/AGL Deduction	0
ASSESSED VALUE	1,538,185
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,538,185
TOTAL JUST VALUE	1,538,185
NCON VALUE	522,354
INCOME VALUE	2,869,960
PREVIOUS YEAR MKT VALUE	905,211

SCW LIQUIOR STORE & THE VAULT BAR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4663-M	NEW AC FOR BAR AD		04/08/2024
4755-E	ELECTRICAL FOR BA		03/14/2024
4663	NEW CONSTRUCITON	700,000	05/03/2023
B3881-S	SIGN	0	09/29/2014
E3881	ELEC OTHER	0	09/29/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1920/0497	5/30/2014	SW	U	I	12	318,000
GRANTOR: BANK OF AMERICA NATL						
GRANTEE: SCW CALLAHAN LLC						
0354/0071	2/19/1982	QC	U	V	10	100
GRANTOR: SHEPPARD DONALD R & P						
GRANTEE: BARNETT BANK OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W51 S33 W8 D5L5 S16 D4R4 E40 N32 E17 N5 E3 N21 $
BAS=[YR=2025;ORIG=-20,58] E20 N37 W3 S5 W17 S32 $
FOP=[YR=1993;LABEL=enclosed12x24beer cooler;ORIG=-51,9] W13 S29 U5R5 E8 N24 $
BAS=[YR=2025;LABEL=addtn connected to the vault;ORIG=-51,0] W13 S9 E13 N9 $
.

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	21,155.00	SF	2.00	2.00	100	1983	1983	3	64	27,078	
2	0811	CONCRETE B	0	0	0	0	888.00	SF	5.20	5.20	100	1983	1983	3	38	1,755	
4	0400	CONC CURB	0	0	0	0	1,059.00	LF	15.00	15.00	100	1983	1983	3	51.5	8,181	
5	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	1983	1983	3	51.5	77	
6	0972	ST LGHT UN	0	0	0	0	7.00	UT	1,265.00	1,265.00	100	1983	1983	3	20	1,771	
7	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	100	1983	1983	3	100	1,000	
11	0381	COOLER	0	0	18	8	144.00	SF	82.50	82.50	100	2014	2014	3	72	8,554	
12	0803	ASPHALT C	0	0	0	0	3,775.00	SF	2.00	2.00	100	2025	2024		100	7,550	

LAND DESCRIPTION

TOTAL OB/XF 55,966

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	0004	CH	275.00	200.00	94,525.00	SF		1.00	1.00	1.00	9.00	9.00	850,725							

REVIEW DATE 12/27/2024 BY KW Total Acres: 2.17 Total Land Value: 850,725 Market: 0 Agricultural: 0 Common: 850,725 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

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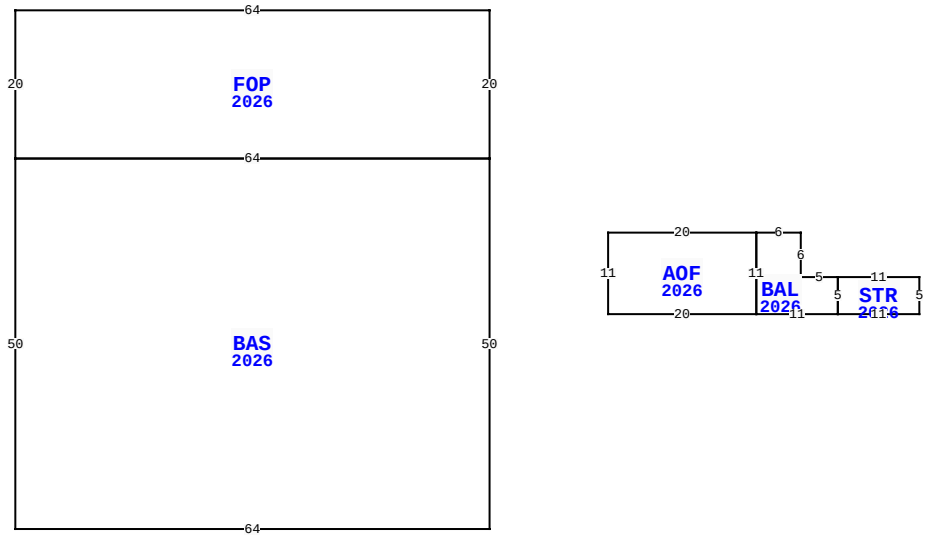
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		19 100
Frame	03	MASONRY 100
Common Wall		30 100
Story Height		20 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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
AOF	220	100	2026	220	28,461
BAL	91	15	2026	14	1,811
BAS	3,200	100	2026	3,200	413,984
FOP	1,280	30	2026	384	49,678
STR	55	10	2026	6	776
TOTALS	4,846			3,824	494,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3301	04	3,824	109.8722	129.37	494,711	2024	2024	0	0	0	0.00	100.00

2 BARS – 0% - 2025 Heated Area: 3420 HX Base Yr



450066 SR 200, CALLAHAN

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0354/0071	2/19/1982	QC	U	V	10	100
GRANTOR: SHEPPARD DONALD R & P						
GRANTEE: BARNETT BANK OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=40,30] E64 S50 W64 N50 $
FOP=[YR=2026;ORIG=40,10] E64 S20 W64 N20 $
AOF=[YR=2026;ORIG=120,40] E20 S11 W20 N11 $
BAL=[YR=2026;ORIG=140,40] E6 S6 E5 S5 W11 N11 $
STR=[YR=2026;ORIG=151,46] E11 S5 W11 N5 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/27/2024 BY KW Total Acres: 2.17 Total Land Value: 850,725 Market: 0 Agricultural: 0 Common: 850,725 PRINTED 07/30/2025 BY SYS