PT GOVT LOTS 1,2 & PT OF NW1/4
OF SEC 29-2N-25E IN
OR 927/1700 (EX ESMT'S IN

BEEMER & ASSOCIATES XVI LC
7880 GATE PARKWAY STE 300
JACKSONVILLE, FL 32256

2025

29-2N-25-0000-0013-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

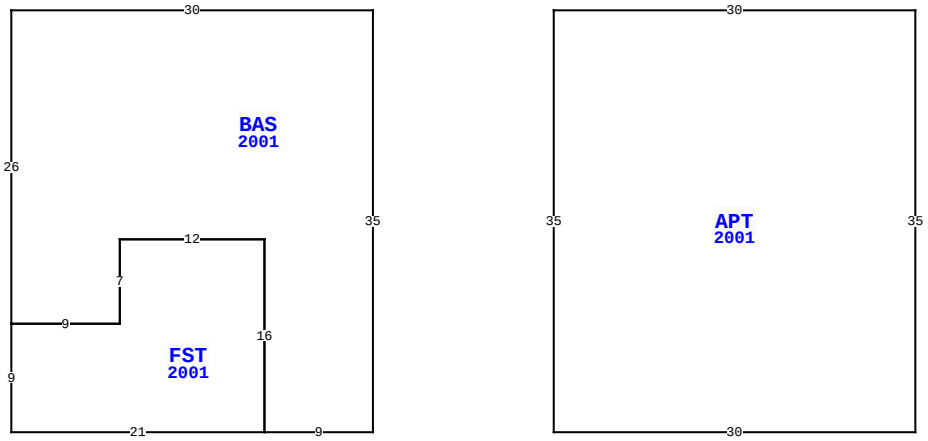
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	25	MOD METAL 30
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	05	STEEL 100
Story Height		8 100
RMS		8 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	4840	MINI STORAGE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,050	100	2001	1,050	131,236
BAS	777	100	2001	777	97,114
FST	273	50	2001	136	16,998
TOTALS	2,100			1,963	245,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,963	112.6062	158.21	310,566	2001	2001	0	0	0	21.00	79.00

1 OFFICE – 0% - 0 Heated Area: 1827 HX Base Yr



450062 SR 200, CALLAHAN

BLD DATE	03/02/2017 KK	LGL DATE	
XF DATE		LAND DATE	11/18/2024 DC
INC DATE	05/05/2025 DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	7,128,772
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	7,128,772
SOH/AGL Deduction	5,000,665
ASSESSED VALUE	2,128,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,128,107
TOTAL JUST VALUE	7,128,772
NCON VALUE	0
INCOME VALUE	7,128,772
PREVIOUS YEAR MKT VALUE	5,078,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B002315	SIGNS	9,000	10/01/2001

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						
0927/1700	4/10/2000	WD	U	V	19	60,000
GRANTOR: PAN AM INVESTMENT INC						
GRANTEE: BEEMER & ASSOCIATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W30 S26 FST=[YR=2001] S9 E21 N16 W12 S7 W9 $ E9 N7 E12 S16 E9 N35 $ PTR= E15 APT=[YR=2001] E30 S35 W30 N35 $ W15$.

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	4950	BOLLARD	0	0	0	0	25.00	UT	100.00	100.00	100	2001	2001	3	100	2,500	
2	0963	FIRE HYDR	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2001	2001	3	100	3,000	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	330.00	330.00	100	2001	2001	3	52	172	
4	0092	AUTO GATE	0	0	0	0	1.00	UT	4,375.00	4,375.00	100	2001	2001	3	20	875	
5	0462	ST/AL FNC	0	0	41	6	246.00	SF	10.00	10.00	100	2001	2001	3	28	689	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	52	156	
7	0422	CL FNC 4'	0	0	0	0	290.00	LF	15.00	15.00	100	2001	2001	3	52	2,262	
8	0424	CL FNC 6'	0	0	0	0	302.00	LF	20.00	20.00	100	2001	2001	3	52	3,141	
9	0400	CONC CURB	0	0	0	0	1,071.00	LF	15.00	15.00	100	2001	2001	3	84	13,495	
10	0812	CONCRETE C	0	0	0	0	2,045.00	SF	4.00	4.00	100	2001	2001	3	79	6,462	

TOTAL OB/XF 32,752

LAND DESCRIPTION

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	004800	C	WAREHOUSE	0	0006	CH	0.00	0.00	238,270.00	SF		1.00	1.00	0.75	9.00	6.75	1,608,322							
2	009600	C	WASTELAND	0	0006	CH	0.00	0.00	9.83	AC		1.00	1.00	1.00	2,500.00	2,500.00	24,575							

REVIEW DATE 06/14/2022 BY HSA Total Acres: 9.83 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT GOVT LOTS 1,2 & PT OF NW1/4
OF SEC 29-2N-25E IN
OR 927/1700 (EX ESMT'S IN

BEEMER & ASSOCIATES XVI LC
7880 GATE PARKWAY STE 300
JACKSONVILLE, FL 32256

2025

29-2N-25-0000-0013-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		27 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

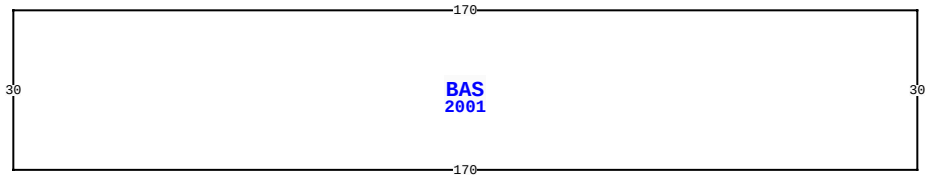
DOR CODE 4840 MINI STORAGE
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,100	100	2001	5,100	147,894
TOTALS	5,100			5,100	147,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	5,100	104.3582	40.70	207,570	2001	2001	0	0	0	28.75	71.25

2 MINI WAREH – 0% - 0 Heated Area: 5100 HX Base Yr



450062 SR 200, CALLAHAN

BLD DATE	03/02/2017	KK	LGL DATE		
XF DATE			LAND DATE	11/18/2024	DC
INC DATE	05/05/2025	DC	AG DATE		

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	7,128,772
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	7,128,772
SOH/AGL Deduction	5,000,665
ASSESSED VALUE	2,128,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,128,107
TOTAL JUST VALUE	7,128,772
NCON VALUE	0
INCOME VALUE	7,128,772
PREVIOUS YEAR MKT VALUE	5,078,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
0927/1700	4/10/2000	WD	U	V	19	60,000
GRANTOR: PAN AM INVESTMENT INC						
GRANTEE: BEEMER & ASSOCIATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W170 S30 E170 N30 $.

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
11	0803	ASPHALT C	0	0	0	0	41,047.00	SF	2.00	2.00	100	2001	2001	3	50	41,047	
12	0978	SECURTY LT	0	0	0	0	72.00	UT	135.00	135.00	100	2001	2001	3	52	5,054	
13	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	2001	2001	3	100	800	
14	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	52	156	
15	0422	CL FNC 4'	0	0	0	0	100.00	LF	15.00	15.00	100	2001	2001	3	52	780	
16	0424	CL FNC 6'	0	0	0	0	494.00	LF	20.00	20.00	100	2001	2001	3	52	5,138	
17	0400	CONC CURB	0	0	0	0	231.00	LF	15.00	15.00	100	2001	2001	3	84	2,911	
18	0812	CONCRETE C	0	0	0	0	1,465.00	SF	4.00	4.00	100	2001	2001	3	79	4,629	
19	0803	ASPHALT C	0	0	0	0	24,927.00	SF	2.00	2.00	100	2001	2001	3	50	24,927	
20	0978	SECURTY LT	0	0	0	0	4.00	UT	135.00	135.00	100	2001	2001	3	52	281	

TOTAL OB/XF 85,723

LAND DESCRIPTION

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 06/14/2022 BY HSA Total Acres: 9.83 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT GOVT LOTS 1,2 & PT OF NW1/4
OF SEC 29-2N-25E IN
OR 927/1700 (EX ESMT'S IN

BEEMER & ASSOCIATES XVI LC
7880 GATE PARKWAY STE 300
JACKSONVILLE, FL 32256

2025

29-2N-25-0000-0013-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		33 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

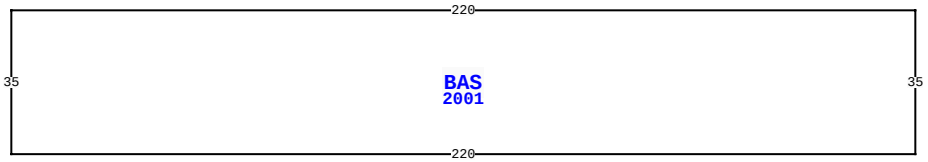
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,700	100	2001	7,700	218,682
TOTALS	7,700			7,700	218,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	7,700	102.2112	39.86	306,922	2001	2001	0	0	0	28.75	71.25

3 MINI WAREH – 0% - 0 Heated Area: 7700 HX Base Yr



450062 SR 200, CALLAHAN

BLD DATE	03/02/2017	KK	LGL DATE	
XF DATE			LAND DATE	11/18/2024 DC
INC DATE	05/05/2025	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	7,128,772
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	7,128,772
SOH/AGL Deduction	5,000,665
ASSESSED VALUE	2,128,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,128,107
TOTAL JUST VALUE	7,128,772
NCON VALUE	0
INCOME VALUE	7,128,772
PREVIOUS YEAR MKT VALUE	5,078,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
0927/1700	4/10/2000	WD	U	V	19	60,000
GRANTOR: PAN AM INVESTMENT INC						
GRANTEE: BEEMER & ASSOCIATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W220 S35 E220 N35 $.

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 06/14/2022 BY HSA Total Acres: 9.83 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT GOVT LOTS 1,2 & PT OF NW1/4
OF SEC 29-2N-25E IN
OR 927/1700 (EX ESMT'S IN

BEEMER & ASSOCIATES XVI LC
7880 GATE PARKWAY STE 300
JACKSONVILLE, FL 32256

2025

29-2N-25-0000-0013-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		93 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

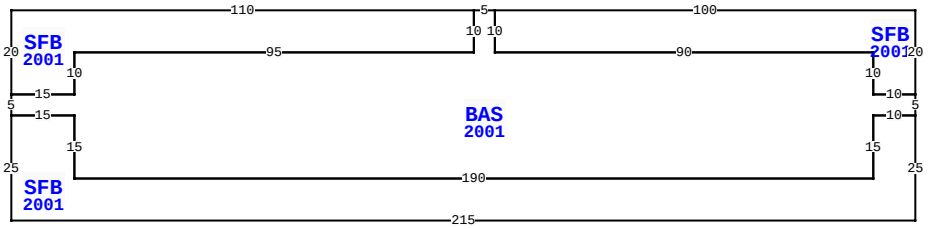
DOR CODE 4840 MINI STORAGE
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,875	100	2001	5,875	178,405
SFB	1,100	80	2001	880	26,723
SFB	1,250	80	2001	1,000	30,367
SFB	2,525	80	2001	2,020	61,341
TOTALS	10,750			9,775	296,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	9,775	109.2722	42.62	416,610	2001	2001	0	0	0	28.75	71.25

4 MINI WAREH – 0% - 0 Heated Area: 9775 HX Base Yr



450062 SR 200, CALLAHAN

BLD DATE	03/02/2017	KK	LGL DATE	
XF DATE			LAND DATE	11/18/2024 DC
INC DATE	05/05/2025	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	7,128,772
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	7,128,772
SOH/AGL Deduction	5,000,665
ASSESSED VALUE	2,128,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,128,107
TOTAL JUST VALUE	7,128,772
NCON VALUE	0
INCOME VALUE	7,128,772
PREVIOUS YEAR MKT VALUE	5,078,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
0927/1700	4/10/2000	WD	U	V	19	60,000
GRANTOR: PAN AM INVESTMENT INC						
GRANTEE: BEEMER & ASSOCIATES						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2001] W100S10E90S10E10 BAS=[YR=2001]
W10N10W90N10W5SFB=[YR=2001] W110S20E15N10E95N10$S10W95S10
W15S5SFB=[YR=2001] S25E215N25W10S15
W190N15W15$E15S15E190N15E10N5$ N20$.

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 06/14/2022 BY HSA Total Acres: 9.83 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT GOVT LOTS 1,2 & PT OF NW1/4
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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		56 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

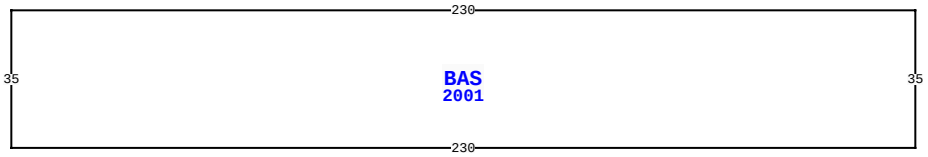
DOR CODE 4840 MINI STORAGE
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,050	100	2001	8,050	227,245
TOTALS	8,050			8,050	227,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	8,050	101.5883	39.62	318,941	2001	2001	0	0	0	28.75	71.25

5 MINI WAREH – 0% - 0 Heated Area: 8050 HX Base Yr



450062 SR 200, CALLAHAN

BLD DATE	03/02/2017	KK	LGL DATE	
XF DATE			LAND DATE	11/18/2024 DC
INC DATE	05/05/2025	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	7,128,772
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	7,128,772
SOH/AGL Deduction	5,000,665
ASSESSED VALUE	2,128,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,128,107
TOTAL JUST VALUE	7,128,772
NCON VALUE	0
INCOME VALUE	7,128,772
PREVIOUS YEAR MKT VALUE	5,078,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
0927/1700	4/10/2000	WD	U	V	19	60,000
GRANTOR: PAN AM INVESTMENT INC						
GRANTEE: BEEMER & ASSOCIATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W230 S35 E230 N35 $.

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 06/14/2022 BY HSA Total Acres: 9.83 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT GOVT LOTS 1,2 & PT OF NW1/4
OF SEC 29-2N-25E IN
OR 927/1700 (EX ESMT'S IN

BEEMER & ASSOCIATES XVI LC
7880 GATE PARKWAY STE 300
JACKSONVILLE, FL 32256

2025

29-2N-25-0000-0013-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		58 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

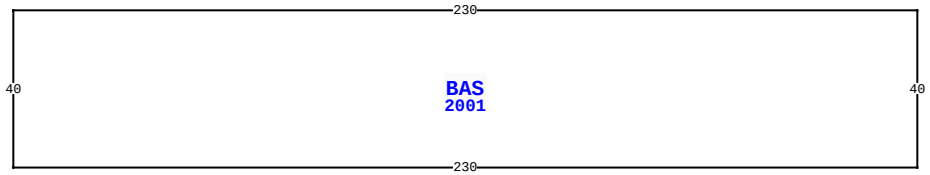
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,200	100	2001	9,200	259,185
TOTALS	9,200			9,200	259,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	9,200	101.3887	39.54	363,768	2001	2001	0	0	0	28.75	71.25

6 MINI WAREH – 0% - 0 Heated Area: 9200 HX Base Yr



450062 SR 200, CALLAHAN

BLD DATE	03/02/2017	KK	LGL DATE	
XF DATE			LAND DATE	11/18/2024 DC
INC DATE	05/05/2025	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	7,128,772
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	7,128,772
SOH/AGL Deduction	5,000,665
ASSESSED VALUE	2,128,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,128,107
TOTAL JUST VALUE	7,128,772
NCON VALUE	0
INCOME VALUE	7,128,772
PREVIOUS YEAR MKT VALUE	5,078,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
0927/1700	4/10/2000	WD	U	V	19	60,000
GRANTOR: PAN AM INVESTMENT INC						
GRANTEE: BEEMER & ASSOCIATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W230 S40 E230 N40 $.

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 06/14/2022 BY HSA Total Acres: 9.83 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT GOVT LOTS 1,2 & PT OF NW1/4
OF SEC 29-2N-25E IN
OR 927/1700 (EX ESMT'S IN

BEEMER & ASSOCIATES XVI LC
7880 GATE PARKWAY STE 300
JACKSONVILLE, FL 32256

2025

29-2N-25-0000-0013-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		24 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	4840	MINI STORAGE

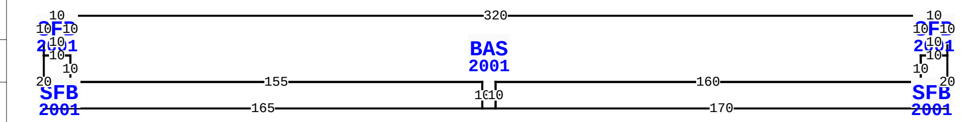
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,150	100	2001	8,150	243,308
SFB	100	80	2001	80	2,388
SFB	100	80	2001	80	2,388
SFB	1,750	80	2001	1,400	41,795
SFB	1,800	80	2001	1,440	42,989
TOTALS	11,900			11,150	332,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	11,150	107.4276	41.90	467,185	2001	2001	0	0	0	28.75	71.25

7 MINI WAREH – 0% - 0   Heated Area: 11150   HX Base Yr



BLD DATE	03/02/2017	KK	LGL DATE		
XF DATE			LAND DATE	11/18/2024	DC
INC DATE	05/05/2025	DC	AG DATE		

450062 SR 200, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	7,128,772
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	7,128,772
SOH/AGL Deduction	5,000,665
ASSESSED VALUE	2,128,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,128,107
TOTAL JUST VALUE	7,128,772
NCON VALUE	0
INCOME VALUE	7,128,772
PREVIOUS YEAR MKT VALUE	5,078,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
0927/1700	4/10/2000	WD	U	V	19	60,000
GRANTOR: PAN AM INVESTMENT INC						
GRANTEE: BEEMER & ASSOCIATES						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2001] N10W10S10E10$BAS=[YR=2001] W10N10W320SFB=[YR=2001] W10S10E10N10 $S10W10S5SFB=[YR=2001] S20E165N10 W155N10W10$E10S10E155S10E5 SFB=[YR=2001] E170N20W10S10W160S10$ N10E160N10E10N5$.

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 06/14/2022 BY HSA   Total Acres: 9.83   Total Land Value: 0   Market: 0   Agricultural: 0   Common: 0   PRINTED 07/30/2025 BY SYS

PT GOVT LOTS 1,2 & PT OF NW1/4
OF SEC 29-2N-25E IN
OR 927/1700 (EX ESMT'S IN

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2025

29-2N-25-0000-0013-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		64 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

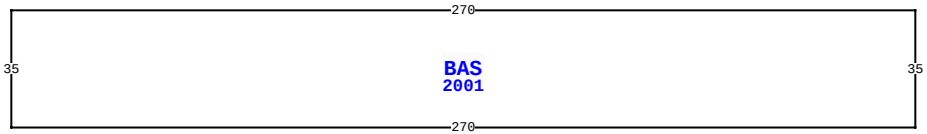
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,450	100	2001	9,450	266,497
TOTALS	9,450			9,450	266,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	9,450	101.4885	39.58	374,031	2001	2001	0	0	0	28.75	71.25

8 MINI WAREH – 0% - 0 Heated Area: 9450 HX Base Yr



450062 SR 200, CALLAHAN

BLD DATE	03/02/2017	KK	LGL DATE	
XF DATE			LAND DATE	11/18/2024 DC
INC DATE	05/05/2025	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	7,128,772
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	7,128,772
SOH/AGL Deduction	5,000,665
ASSESSED VALUE	2,128,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,128,107
TOTAL JUST VALUE	7,128,772
NCON VALUE	0
INCOME VALUE	7,128,772
PREVIOUS YEAR MKT VALUE	5,078,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
0927/1700	4/10/2000	WD	U	V	19	60,000
GRANTOR: PAN AM INVESTMENT INC						
GRANTEE: BEEMER & ASSOCIATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W270 S35 E270 N35 $.

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 06/14/2022 BY HSA Total Acres: 9.83 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		46 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

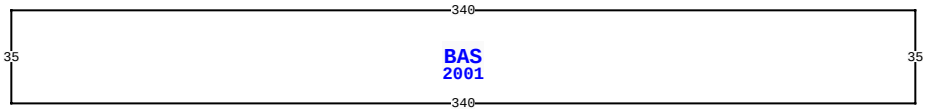
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	11,900	100	2001	11,900	331,265
TOTALS	11,900			11,900	331,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	11,900	100.1670	39.07	464,933	2001	2001	0	0	0	28.75	71.25

9 MINI WAREH – 0% - 0 Heated Area: 11900 HX Base Yr



450062 SR 200, CALLAHAN

BLD DATE	03/02/2017	KK	LGL DATE	
XF DATE			LAND DATE	11/18/2024 DC
INC DATE	05/05/2025	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	7,128,772
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	7,128,772
SOH/AGL Deduction	5,000,665
ASSESSED VALUE	2,128,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,128,107
TOTAL JUST VALUE	7,128,772
NCON VALUE	0
INCOME VALUE	7,128,772
PREVIOUS YEAR MKT VALUE	5,078,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
0927/1700	4/10/2000	WD	U	V	19	60,000
GRANTOR: PAN AM INVESTMENT INC						
GRANTEE: BEEMER & ASSOCIATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W340 S35 E340 N35 $.

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 06/14/2022 BY HSA Total Acres: 9.83 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		23 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

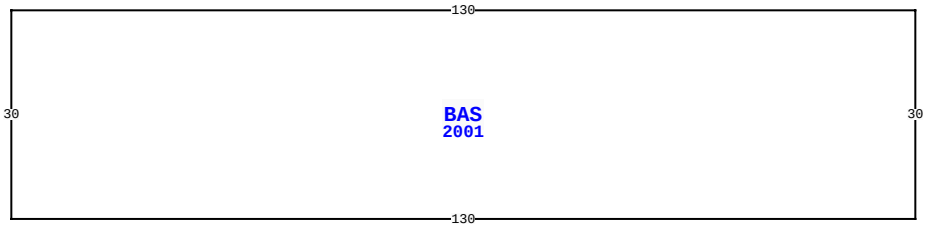
DOR CODE	4840	MINI STORAGE	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,900	100	2001	3,900	115,374
TOTALS	3,900			3,900	115,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4804	06	3,900	106.4569	41.52	161,928	2001	2001	0	0	0	28.75	71.25

10 MINI WAREH – 0% - 0 Heated Area: 3900 HX Base Yr



450062 SR 200, CALLAHAN

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Tax Group: 1	Tax Dist:
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TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	7,128,772
SOH/AGL Deduction	5,000,665
ASSESSED VALUE	2,128,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,128,107
TOTAL JUST VALUE	7,128,772
NCON VALUE	0
INCOME VALUE	7,128,772
PREVIOUS YEAR MKT VALUE	5,078,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: BANK OF AMERICA NATL						
GRANTEE: SCW CALLAHAN LLC						
0927/1700	4/10/2000	WD	U	V	19	60,000
GRANTOR: PAN AM INVESTMENT INC						
GRANTEE: BEEMER & ASSOCIATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W130 S30 E130 N30 $.

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 06/14/2022 BY HSA Total Acres: 9.83 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS