PT OF NW1/4 OF SEC 29-2N-25E
IN OR 2087/1128
(EX R/W IN OR 884/1178)

CALLAHAN INVESTMENT ONE LLC/
14106 US HWY 19
HUDSON, FL 34667

2025

29-2N-25-0000-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

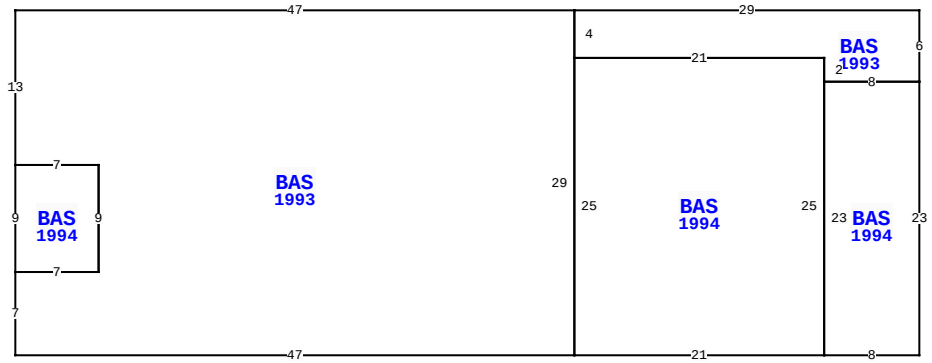
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	12	CEDAR 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1410	CONVENIENCE STORES
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	132	100	1993	132	4,415
BAS	1,300	100	1993	1,300	43,481
BAS	63	100	1994	63	2,107
BAS	184	100	1994	184	6,154
BAS	525	100	1994	525	17,560
TOTALS	2,204			2,204	73,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	2,204	90.2738	111.49	245,724	1964	1980	0	0	0	70.00	30.00

1 CONVESTORE – 0% - 0 Heated Area: 2204 HX Base Yr



542459 US HWY 1, CALLAHAN

BLD DATE	05/27/2022	KK	LGL DATE		
XF DATE	05/27/2022	KK	LAND DATE	05/27/2022	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	73,717
TOTAL MARKET OB/XF VALUE	33,361
TOTAL LAND VALUE - MARKET	279,300
TOTAL MARKET VALUE	386,378
SOH/AGL Deduction	0
ASSESSED VALUE	386,378
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	386,378
TOTAL JUST VALUE	386,378
NCON VALUE	0
INCOME VALUE	8,704,550
PREVIOUS YEAR MKT VALUE	395,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4420	SIGN	4,000	07/22/2021
4192	SIGN	0	05/01/2018
2400	GAS PUMPS	0	12/01/2001
2300	TANKS/BLRS	3,000	05/25/1989
2191	NEW CONSTR	3,000	02/16/1988
2190	OTHER	24,300	02/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2087/1128	12/01/2016	WD	Q	I	01	750,000
GRANTOR: REECE LENNIE E REVOCA						
GRANTEE: CALLAHAN INVESTMENT						
1623/0325	6/01/2009	TD	U	I	30	100
GRANTOR: REECE LENNIE E TRUSTE						
GRANTEE: REECE LENNIE E TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 BAS=[YR=1993] W47 S13 BAS=[YR=1994] S9 E7 N9 W7$ E7 S9 W7 S7 E47 BAS=[YR=1994] E21 BAS=[YR=1994] E8 N23 W8 S23$ N25 W21 S25$ N29$ S4 E21 S2 E8 N6$.

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	6,269.00	SF	2.00	2.00	100	1985	1985	3	50	6,269	
2	0812	CONCRETE C	0	0	0	0	7,559.00	SF	4.00	4.00	100	1980	1980	3	30	9,071	
3	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	1985	1985	3	22	2,783	
4	0430	CL FNC 6B	0	0	0	0	190.00	LF	9.70	9.70	100	1985	1985	3	21	387	
5	0446	BOX FNC 6'	0	0	0	0	21.00	LF	20.00	20.00	100	1985	1985	3	20	84	
6	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	1980	1980	3	20	160	
7	0524	PUMP ISLND	0	0	0	0	272.00	SF	4.50	4.50	100	1975	1975	3	64	783	
8	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	1985	1985	3	22	440	
9	0400	CONC CURB	0	0	0	0	174.00	LF	15.00	15.00	100	1980	1980	3	44	1,148	
10	4950	BOLLARD	0	0	0	0	18.00	UT	100.00	100.00	100	1985	1985	3	100	1,800	

TOTAL OB/XF 22,925

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	001410	C	CONV STORE	0	0004	INTNS	0.00	0.00	29,400.00	SF		1.00	1.00	1.00	9.50	9.50	279,300							

REVIEW DATE 05/27/2022 BY KK Total Acres: 0.00 Total Land Value: 279,300 Market: 0 Agricultural: 0 Common: 279,300 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1410	CONVENIENCE STORES	
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NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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BASE TAXABLE VALUE	386,378
TOTAL JUST VALUE	386,378
NCON VALUE	0
INCOME VALUE	8,704,550
PREVIOUS YEAR MKT VALUE	395,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2160	N/A	1,400	08/19/1987

BLD DATE	05/27/2022	KK	LGL DATE		
XF DATE	05/27/2022	KK	LAND DATE	05/27/2022	KK
INC DATE			AG DATE		

SALES DATA

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BUILDING NOTES

BUILDING DIMENSIONS

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	0443	STK FNC 6'	0	0	52	0	52.00	LF	10.00	10.00	100	2007	2007	3	27	140	
12	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	69	207	
13	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1985	1985	3	56	56	
14	4310	CANOPIES F	0	0	63	35	2,205.00	UT	22.75	22.75	100	1993	1993	3	20	10,033	

LAND DESCRIPTION

TOTAL OB/XF 10,436

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 05/27/2022 BY KK Total Acres: 0.00 Total Land Value: 279,300 Market: 0 Agricultural: 0 Common: 279,300 PRINTED 07/30/2025 BY SYS