PT FRACL NW1/4 OF
SEC 29-2N-25E IN OR 2395/1108
(EX R/W IN OR 960/17)

CALLAHAN DG 08-20 LLC/
PO BOX 404
CRANBURY, NJ 08612

2025

29-2N-25-0000-0043-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	05	STEEL 100
Story Height		15 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

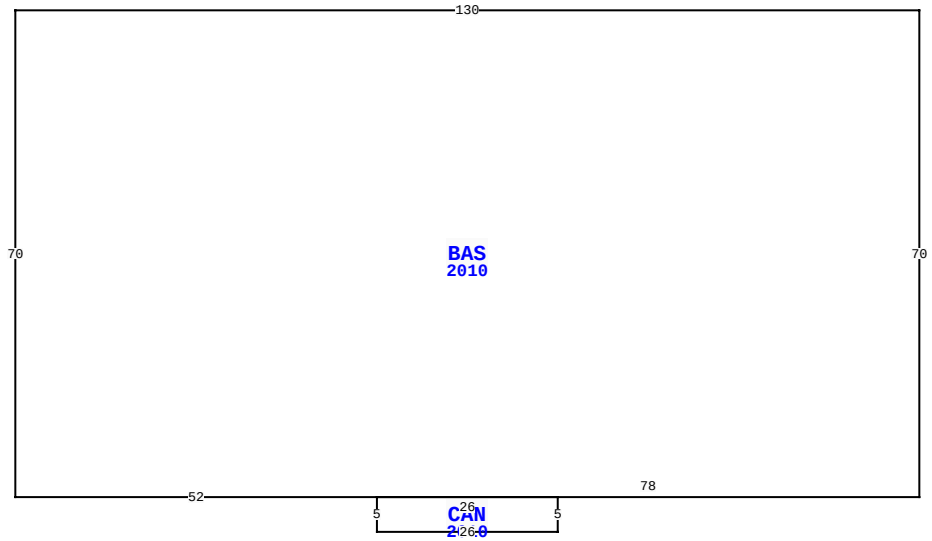
DOR CODE 1100 STORES, 1 STORY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,100	100	2010	9,100	969,259
CAN	130	30	2010	39	4,154
TOTALS	9,230			9,139	973,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	9,139	95.4429	133.14	1,216,766	2010	2010	10	0	0	10.00	80.00

1 RETAILSTOR – 0% - 2023 Heated Area: 9100 HX Base Yr



450019 SR 200, CALLAHAN

BLD DATE	02/17/2022	KK	LGL DATE		
XF DATE	02/17/2022	KK	LAND DATE	11/18/2024	DC
INC DATE	05/12/2023	REA	AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 2 1

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,330,952
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,330,952
SOH/AGL Deduction	0
ASSESSED VALUE	1,330,952
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,330,952
TOTAL JUST VALUE	1,330,952
NCON VALUE	0
INCOME VALUE	1,330,952
PREVIOUS YEAR MKT VALUE	1,330,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2395/1108	8/24/2020	WD	Q	I	01	1,825,000
GRANTOR: FULRAB LLC						
GRANTEE: CALLAHAN DG 08-20 L						
2071/1065	9/08/2016	WD	U	I	30	100
GRANTOR: FULCHER CHASE ETAL &						
GRANTEE: FULRAB LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W130 S70E52 CAN=[YR=2010] S5 E26 N5 W26$ E78 N70$.

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	15,243.00	SF	2.00	2.00	100	2010	2010	3	64	19,511	
2	0812	CONCRETE C	0	0	0	0	1,976.00	SF	4.00	4.00	100	2010	2010	3	90	7,114	
3	0810	CONCRETE A	0	0	18	18	324.00	SF	6.50	6.50	100	2010	2010	3	90	1,895	
4	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2010	2010	3	100	600	
5	1123	CB 8"	0	0	158	3	474.00	SF	6.15	6.15	100	2010	2010	3	90	2,624	
6	0812	CONCRETE C	0	0	0	0	1,183.00	SF	4.00	4.00	100	2010	2010	3	90	4,259	
7	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2010	2010	3	76	3,846	
8	1123	CB 8"	0	0	198	3	594.00	SF	6.15	6.15	100	2010	2010	3	90	3,288	
9	0810	CONCRETE A	0	0	0	0	224.00	SF	6.50	6.50	100	2010	2010	3	90	1,310	
10	0400	CONC CURB	0	0	0	0	532.00	LF	15.00	15.00	100	2010	2010	3	93	7,421	

TOTAL OB/XF 51,868

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	001100	C	STORE 1FLR	0	0004	CH	270.00	165.00	44,550.00	SF		1.00	1.00	1.00	9.00	9.00	400,950							

REVIEW DATE 02/17/2022 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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NEIGHBORHOOD/LOC	1290.100		

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: FULRAB LLC						

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	0446	BOX FNC 6'	0	0	0	0	54.00	LF	20.00	20.00	100	2010	2010	3	40	432	
12	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	76	456	
13	0462	ST/AL FNC	0	0	0	0	1,572.00	SF	10.00	10.00	100	2010	2010	3	56	8,803	
14	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2011	2011	3	45	1,125	

LAND DESCRIPTION

TOTAL OB/XF 10,816

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 02/17/2022 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS