



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	12	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	15	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
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	3,304	100	2018	3,304	566,655
CAN	90	30	2018	27	4,631
CAN	196	30	2018	59	10,119
STP	198	10	2018	20	3,430
TOTALS	3,788			3,410	584,834

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0422	CL FNC 4'	0	0	0	0			
2	0402	CONC BUMPE	0	0	0	0			
3	0812	CONCRETE C	0	0	0	0			
4	0400	CONC CURB	0	0	0	0			
5	0971	ST LGHT OV	0	0	0	0			
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LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001700	C	1STORY OFF	0	0004	CH	83.00	250.00	20,850.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	3,410	125.8400	176.81	602,922	2018	2018	0	0	3.00	97.00
1 OFFICE - 0% - 0											
Heated Area: 3304 HX Base Yr											

542256 US HWY 1, CALLAHAN											
BLD DATE 04/02/2019 TW LGL DATE 11/19/2024 DC											
XF DATE INC DATE											
AG DATE											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		584,834	
TOTAL MARKET OB/XF VALUE		32,630	
TOTAL LAND VALUE - MARKET		187,650	
TOTAL MARKET VALUE		805,114	
SOH/AGL Deduction		85,141	
ASSESSED VALUE		719,973	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		719,973	
TOTAL JUST VALUE		805,114	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		791,444	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4129	REMODEL	0	06/01/2017
111	NEW CONSTR	0	01/10/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2026/0813	1/27/2016	SW	U	I	37	175,000	
GRANTOR: CRIMSON KINGS ROAD HO							
GRANTEE: NASSAU COUNTY FARM							
1953/1626	12/22/2014	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: CRIMSON KINGS ROAD							

BUILDING NOTES															
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BUILDING DIMENSIONS															
STP=[YR=2018] W20 BAS=[YR=2018] N2 W33 N10 W82 S32 E17															
CAN=[YR=2018] S5 E18 N5 W18\$ E32 N6 E41 S14 E25 N8															
CAN=[YR=2018] E14 N14 W14 S14\$ N20\$ S6 E14 S13 E6 N19\$.															