OR 447 PG 264
PARCELS 53-5 & 6-10
OR 447 PG 268 PARCEL 53-3

CALLAHAN RRH LTD/
C/O DIMENSION ONE MANAGEMENT, 7865 SOUTHSIDE BLVD
JACKSONVILLE, FL 32256

2025

29-2N-25-0000-0053-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

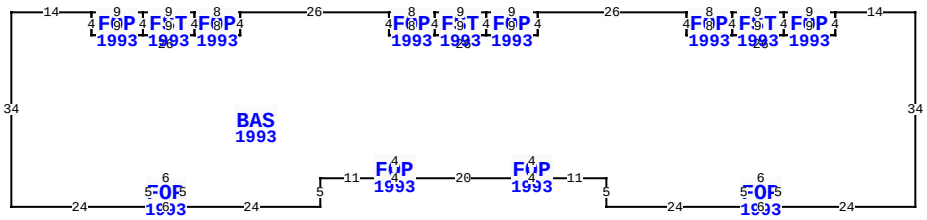
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	01	DIST CA 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
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	4,726	100	1993	4,726	322,954
FOP	12	30	1993	4	274
FOP	12	30	1993	4	274
FOP	30	30	1993	9	615
FOP	30	30	1993	9	615
FOP	32	30	1993	10	683
FOP	32	30	1993	10	683
FOP	32	30	1993	10	683
FOP	36	30	1993	11	752
FOP	36	30	1993	11	752
TOTALS	5,122			4,875	333,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,875	114.0360	96.93	472,534	1985	1985	0	0	0	29.50	70.50

1 APARTMENT – 0% - 2021 Heated Area: 4726 HX Base Yr



** This building has 14 Sub-Areas

45084 EWING PARK RD, CALLAHAN

BLD DATE	02/17/2022	KK	LGL DATE		
XF DATE	02/17/2022	KK	LAND DATE	11/19/2024	DC
INC DATE	07/12/2024	DC	AG DATE		

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,393,174
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,393,174
SOH/AGL Deduction	800,652
ASSESSED VALUE	592,522
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	592,522
TOTAL JUST VALUE	1,393,174
NCON VALUE	0
INCOME VALUE	1,393,174
PREVIOUS YEAR MKT VALUE	1,393,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0447/0264	3/01/1985	WD	Q	V		50,000
GRANTOR:						
GRANTEE:						
0171/0568	5/17/1974	WD	Q	I	06	1,000
GRANTOR: HODGES LEON C ETAL						
GRANTEE: COOK W K ETAL & MIZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] W9FST=[YR=1993]
W9FOP=[YR=1993] W8S4E8N4$S4E9N4$S4E9
N4$S4W26N4W26FOP=[YR=1993] W9 FST=[YR=1993] W9FOP=[YR=1993]
W8S4E8N4$S4 E9N4$S4E9N4$S4W26N4W26FOP=[YR=1993]
W8FST=[YR=1993] W9FOP=[YR=1993] W9S4E9N4$
S4E9N4$S4E8N4$S4W26N4W14S34E24 FOP=[YR=1993]
E6N5W6S5$N5E6S5E24N5 E11FOP=[YR=1993] E4N3W4S3$N3E4S3E20
FOP=[YR=1993] E4N3W4S3$N3E4S3E11S5 E24FOP=[YR=1993]
E6N5W6S5$N5E6S5E24 N34$.

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	30,944.00	SF	2.00	2.00	100	1985	1985	3	50	30,944	
2	0400	CONC CURB	0	0	0	0	1,038.00	LF	15.00	15.00	100	1985	1985	3	56	8,719	
3	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1985	1985	3	56	56	
4	0812	CONCRETE C	0	0	0	0	6,790.00	SF	4.00	4.00	100	1985	1985	3	44	11,950	
5	0812	CONCRETE C	0	0	0	0	528.00	SF	4.00	4.00	100	1985	1985	3	44	929	
6	0446	BOX FNC 6'	0	0	0	0	74.00	LF	20.00	20.00	100	1990	1990	3	20	296	
7	0422	CL FNC 4'	0	0	0	0	697.00	LF	15.00	15.00	100	1985	1985	3	21	2,196	
8	0972	ST LGHT UN	0	0	0	0	5.00	UT	1,897.50	1,897.50	100	1985	1985	3	22	2,087	
9	1128	BRICK 12"	0	0	0	0	24.00	SF	14.00	14.00	100	1985	1985	3	80	269	
10	1127	BRICK 8"	0	0	0	0	56.00	SF	11.00	11.00	100	1985	1985	3	80	493	

TOTAL OB/XF 57,939

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	000300	C	MULTI-FAMILY	0	0006	RM -	C 0.00	0.00	28.00	UT		1.00	1.00	0.50	12,750.00	6,375.00	178,500							

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

OR 447 PG 264
PARCELS 53-5 & 6-10
OR 447 PG 268 PARCEL 53-3

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C/O DIMENSION ONE MANAGEMENT, 7865 SOUTHSIDE BLVD
JACKSONVILLE, FL 32256

2025

29-2N-25-0000-0053-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Cover	03	COMP SHNGL 100
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Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
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Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	01	DIST CA 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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FOP	12	30	1993	4	274
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FOP	30	30	1993	9	615
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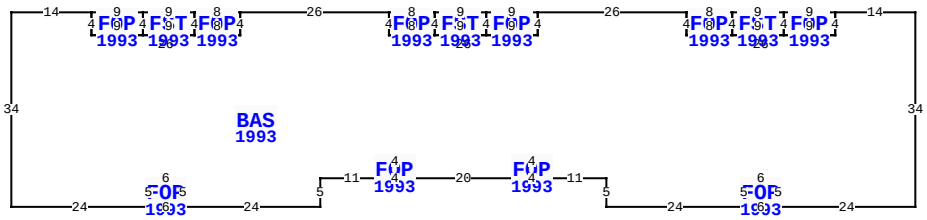
FOP	36	30	1993	11	752
FOP	36	30	1993	11	752
TOTALS	5,122			4,875	333,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,875	114.0360	96.93	472,534	1985	1985	0	0	0	29.50	70.50

2 APARTMENT – 0% - 2021 Heated Area: 4726 HX Base Yr



** This building has 14 Sub-Areas

45084 EWING PARK RD, CALLAHAN

BLD DATE	02/17/2022	KK	LGL DATE	
XF DATE	02/17/2022	KK	LAND DATE	11/19/2024 DC
INC DATE	07/12/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,393,174
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,393,174
SOH/AGL Deduction	800,652
ASSESSED VALUE	592,522
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	592,522
TOTAL JUST VALUE	1,393,174
NCON VALUE	0
INCOME VALUE	1,393,174
PREVIOUS YEAR MKT VALUE	1,393,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0447/0264	3/01/1985	WD	Q	V		50,000
GRANTOR:						
GRANTEE:						
0171/0568	5/17/1974	WD	Q	I	06	1,000
GRANTOR: HODGES LEON C ETAL						
GRANTEE: COOK W K ETAL & MIZ						

BUILDING NOTES

BUILDING DIMENSIONS

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W9FOP=[YR=1993] W8S4E8N4$S4E9N4$S4E9
N4$S4W26N4W26FOP=[YR=1993] W9 FST=[YR=1993] W9FOP=[YR=1993]
W8S4E8N4$S4 E9N4$S4E9N4$S4W26N4W26FOP=[YR=1993]
W8FST=[YR=1993] W9FOP=[YR=1993] W9S4E9N4$
S4E9N4$S4E8N4$S4W26N4W14S34E24 FOP=[YR=1993]
E6N5W6S5$N5E6S5E24N5 E11FOP=[YR=1993] E4N3W4S3$N3E4S3E20
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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 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

OR 447 PG 264
PARCELS 53-5 & 6-10
OR 447 PG 268 PARCEL 53-3

CALLAHAN RRH LTD/
C/O DIMENSION ONE MANAGEMENT, 7865 SOUTHSIDE BLVD
JACKSONVILLE, FL 32256

2025

29-2N-25-0000-0053-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
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RMS		0 100
Units		6 100
BUD8 Adjustme	01	DIST CA 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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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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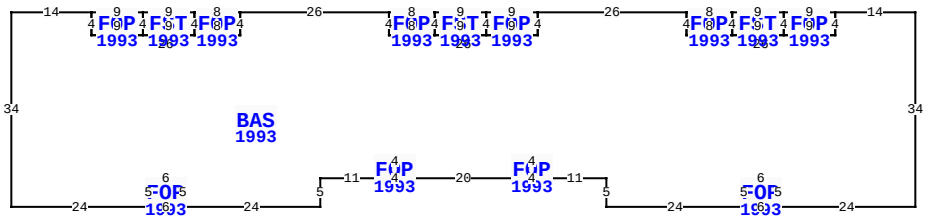
3 APARTMENT – 0% - 2021 Heated Area: 4726 HX Base Yr



** This building has 14 Sub-Areas

45084 EWING PARK RD, CALLAHAN

BLD DATE	02/17/2022	KK	LGL DATE	
XF DATE	02/17/2022	KK	LAND DATE	11/19/2024 DC
INC DATE	07/12/2024	DC	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 5 1

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,393,174
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,393,174
SOH/AGL Deduction	800,652
ASSESSED VALUE	592,522
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	592,522
TOTAL JUST VALUE	1,393,174
NCON VALUE	0
INCOME VALUE	1,393,174
PREVIOUS YEAR MKT VALUE	1,393,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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BUILDING NOTES

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N4$S4W26N4W26FOP=[YR=1993] W9 FST=[YR=1993] W9FOP=[YR=1993]
W8S4E8N4$S4 E9N4$S4E9N4$S4W26N4W26FOP=[YR=1993]
W8FST=[YR=1993] W9FOP=[YR=1993] W9S4E9N4$
S4E9N4$S4E8N4$S4W26N4W14S34E24 FOP=[YR=1993]
E6N5W6S5$N5E6S5E24N5 E11FOP=[YR=1993] E4N3W4S3$N3E4S3E20
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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 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

OR 447 PG 264
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2025

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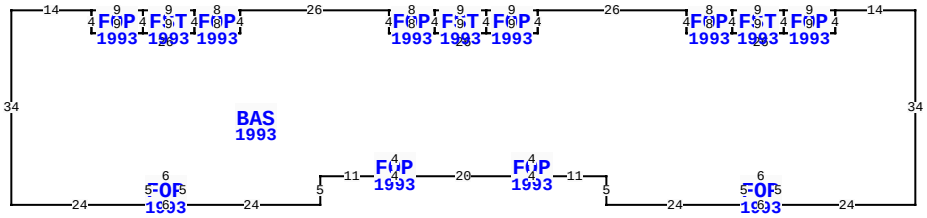

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45084 EWING PARK RD, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 4 of 5 1

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S4E9N4$S4E8N4$S4W26N4W14S34E24 FOP=[YR=1993]
E6N5W6S5$N5E6S5E24N5 E11FOP=[YR=1993] E4N3W4S3$N3E4S3E20
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MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

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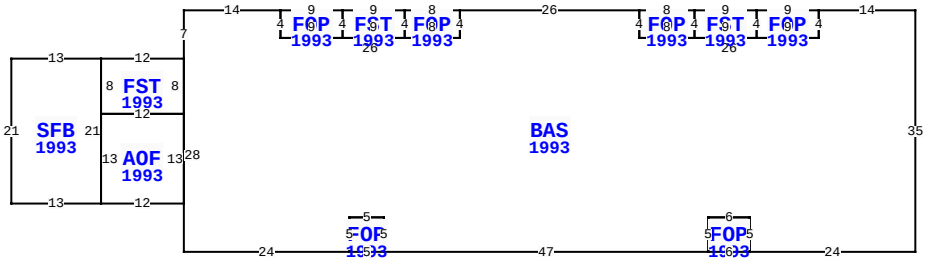
FOP	30	30	1993	9	621
FOP	32	30	1993	10	690
FOP	32	30	1993	10	690
FOP	36	30	1993	11	759
FOP	36	30	1993	11	759
FST	36	55	1993	20	1,380
FST	36	55	1993	20	1,380
TOTALS	4,235			3,973	274,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,973	115.1540	97.88	388,877	1985	1985	0	0	0	29.50	70.50

5 APARTMENT – 0% - 2021 Heated Area: 3821 HX Base Yr



** This building has 12 Sub-Areas

45084 EWING PARK RD, CALLAHAN

BLD DATE	02/17/2022	KK	LGL DATE	
XF DATE	02/17/2022	KK	LAND DATE	11/19/2024 DC
INC DATE	07/12/2024	DC	AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,393,174
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,393,174
SOH/AGL Deduction	800,652
ASSESSED VALUE	592,522
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	592,522
TOTAL JUST VALUE	1,393,174
NCON VALUE	0
INCOME VALUE	1,393,174
PREVIOUS YEAR MKT VALUE	1,393,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0447/0264	3/01/1985	WD	Q	V		50,000
GRANTOR:						
GRANTEE:						
0171/0568	5/17/1974	WD	Q	I	06	1,000
GRANTOR: HODGES LEON C ETAL						
GRANTEE: COOK W K ETAL & MIZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14FOP=[YR=1993] W9FST=[YR=1993]
W9FOP=[YR=1993] W8S4E8N4$S4E9N4$S4E9
N4$S4W26N4W26FOP=[YR=1993] W8 FST=[YR=1993] W9FOP=[YR=1993]
W9S4E9N4$S4 E9N4$S4E8N4$S4W26N4W14S7 FST=[YR=1993]
W12SFB=[YR=1993] W13S21E13 N21$S8E12AOF=[YR=1993]
W12S13E12N13$ N8$S28E24FOP=[YR=1993] E5N5W5S5$N5E5
S5E47FOP=[YR=1993] E6N5W6S5$N5E6S5 E24N35$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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