

PT OF BLOCK 1
IN OR 2494/376
INCLS S-1 17 & 17-1

PATEL HARESH KUMAR & MANISHA B
542403 US HWY 1
CALLAHAN, FL 32011

2025

29-2N-25-3120-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		57 100
Frame	03	MASONRY 100
Common Wall		6 100
Story Height		8 100
RMS		21 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	3900 HOTELS AND MOTELS	
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	240	100	1993	240	1,747
BAS	780	100	1993	780	5,677
BAS	1,260	100	1993	1,260	9,170
BAS	2,800	100	1993	2,800	20,378
CAN	1,235	30	1993	370	2,693
FST	480	50	1993	240	1,747
UST	260	30	1993	78	568
UST	320	30	1993	96	699
TOTALS	7,375			5,864	42,678

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	585.00	SF	4.00	4.00	
2	0972	ST LGHT UN	0	100	0	0	2.00	UT	2,530.00	2,530.00	
3	0803	ASPHALT C	0	100	0	0	10,941.00	SF	2.00	2.00	
4	0964	HALON SYST	2	0	10	2	20.00	SF	50.00	50.00	
5	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	
6	0418	EXHST FAN	2	100	0	0	1.00	UT	400.00	400.00	
7	0680	POLE SHED	0	100	0	0	626.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	003900	C	MOTEL	0	0004	CH	263.00	179.00	42,670.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	% COND
3901	07	5,864	80.4168	72.78	426,782	1959	1959	0	0	25	80.00
1 MOTEL - 0% - 1998											
Heated Area: 5080											
HX Base Yr 1998											

BLD DATE	12/27/2024	KW	LGL DATE	
XF DATE	12/27/2024	KWA	LAND DATE	
INC DATE			AG DATE	
542403 US HWY 1, CALLAHAN				07/12/2021
				KK

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		134,921	
TOTAL MARKET OB/XF VALUE		14,967	
TOTAL LAND VALUE - MARKET		341,360	
TOTAL MARKET VALUE		491,248	
SOH/AGL Deduction		181,749	
ASSESSED VALUE		309,499	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		284,499	
TOTAL JUST VALUE		491,248	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		488,972	

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2494/0376	8/24/2021	WD U I	37
225,000			
GRANTOR: PATEL USHA			
GRANTEE: PATEL HARESH KUMAR			
0803/1590	8/20/1997	CD U I	09
225,000			
GRANTOR: PATEL USHA			
GRANTEE: PATEL HARESH K & MA			

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993;LABEL=units:32-41;ORIG=0,0] W80 W7 S20 E67 S53 E20 N73 \$											
BAS=[YR=1993;LABEL=units:27-31;ORIG=-100,0] W56 S20 E63 N20 W7 \$											
CAN=[YR=1993;ORIG=-160,59] E5 N34 E130 S73 E5 N13 N12 N53 W67 W6 W63 W4 S39 \$											
BAS=[YR=1993;LABEL=units: 23-25;ORIG=-180,20] S39 E20 N39 W20 \$											
FST=[YR=1993;LABEL=unit:26;ORIG=-156,0] W24 S20 E20 E4 N20 \$											
UST=[YR=1993;ORIG=-80,0] N10 W20 S10 E7 S20 E6 N20 E7 \$											
UST=[YR=1993;LABEL=unit:43;ORIG=-20,98] E20 N13 W20 S13 \$											
BAS=[YR=1993;LABEL=unit:42;ORIG=-20,85] E20 N12 W20 S12 \$											

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