BLK 4 PT LOT 6 IN OR 2570/1830
BOOTHE SURVEY PBK 1/29

TIMBERLINE INC
1200 RIVERPLACE BLVD 200
JACKSONVILLE, FL 32207

2025

29-2N-25-3120-0050-0000

BUILDING CHARACTERISTICS

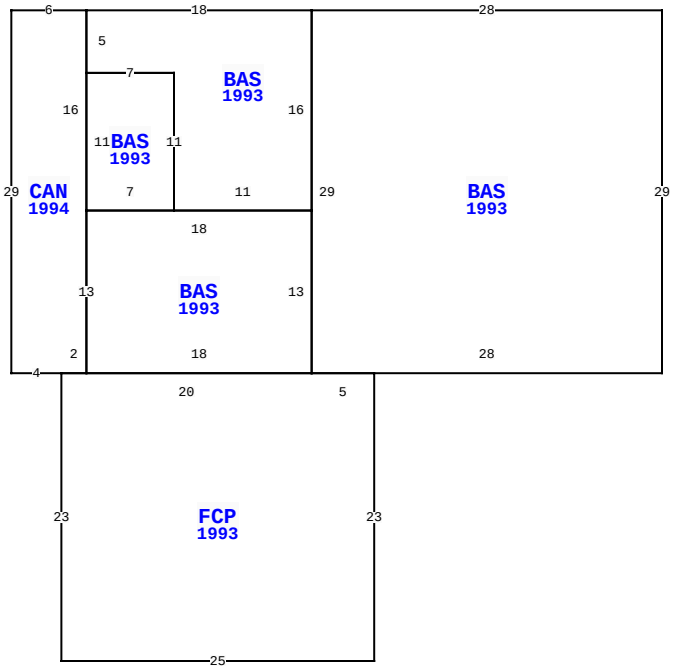
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Common Wall		30 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Quality	00	QUALITY Level 03
Occupancy	00	OCCUPANCY
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	77	100	1993	77	3,977
BAS	211	100	1993	211	10,900
BAS	234	100	1993	234	12,088
BAS	812	100	1993	812	41,946
CAN	174	30	1994	52	2,686
FCP	575	30	1993	172	8,885
TOTALS	2,083			1,558	80,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,558	96.7575	135.94	211,795	1953	1983	0	0	0	62.00	38.00

1 OFFICE – 0% - 2023 Heated Area: 1334 HX Base Yr



BLD DATE	03/30/2023 HS	LGL DATE	
XF DATE	09/15/2020 KKA	LAND DATE	09/15/2020 KKA
INC DATE		AG DATE	

542347 US HWY 1, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	99,398
TOTAL MARKET OB/XF VALUE	11,980
TOTAL LAND VALUE - MARKET	84,578
TOTAL MARKET VALUE	195,956
SOH/AGL Deduction	0
ASSESSED VALUE	195,956
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,956
TOTAL JUST VALUE	195,956
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2601	ADDITION	120,000	05/01/2003
0000	SIGN	475	10/17/2000
2313	SIGN	180	10/17/2000
2298	REMODEL	300	09/26/2000
2295	SIGN	500	09/14/2000
2291	SIGN	500	09/13/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2570/1830	6/09/2022	WD	U	I	30	89,500
GRANTOR: CARPENTER SARA A						
GRANTEE: TIMBERLINE INC						
2567/1069	5/24/2022	SW	U	I	30	300,000
GRANTOR: CLASS INVESTMENTS LLC						
GRANTEE: CARPENTER SARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 BAS=[YR=1993] W18 CAN=[YR=1994] W6 S29 E4 FCP=[YR=1993] S23 E25 N23 W5 BAS=[YR=1993] N13 W18 S13 E18 $ W20 $ E2 N13 BAS=[YR=1993] E7 N11 W7 S11 $ N16 $ S5 E7 S11 E11 N16 $ S29 E28 N29 $.

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	0812	CONCRETE C	0	0	0	0	3,904.00	SF	4.00	4.00	100	1980	1980	3	30	4,685	
2	0812	CONCRETE C	0	0	0	0	2,097.00	SF	4.00	4.00	100	1997	1997	3	72	6,039	
3	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1995	1995	3	20	160	
4	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1995	1995	3	36	560	
5	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	2004	2004	3	21	336	
6	0443	STK FNC 6'	0	0	0	0	100.00	LF	10.00	10.00	100	1995	1995	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 11,980

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	002500	C	SRVC SHOPS	0		CH	0.00	0.00	8,903.00	SF		1.00	1.00	1.00	9.50	9.50	84,578							

REVIEW DATE 03/30/2023 BY HS Total Acres: 0.00 Total Land Value: 84,578 Market: 0 Agricultural: 0 Common: 84,578 PRINTED 07/30/2025 BY SYS

BLK 4 PT LOT 6 IN OR 2570/1830
BOOTHE SURVEY PBK 1/29

TIMBERLINE INC
1200 RIVERPLACE BLVD 200
JACKSONVILLE, FL 32207

2025

29-2N-25-3120-0050-0000

BUILDING CHARACTERISTICS

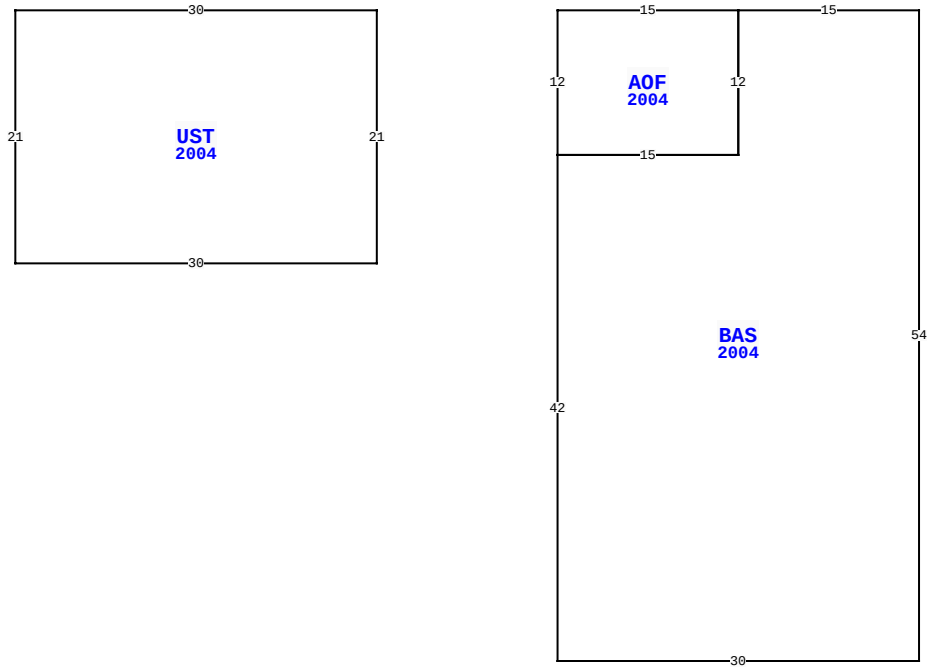
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 70
Interior Wall	02	WALL BD/WD 30
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Common Wall		30 100
Story Height		20 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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
AOF	180	100	2004	180	1,819
BAS	1,440	100	2004	1,440	14,551
UST	630	40	2004	252	2,547
TOTALS	2,250			1,872	18,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	1,872	57.7374	20.21	37,833	2004	2004	0	0	0	50.00	50.00

2 PREF MET B – 0% - 2023 Heated Area: 1620 HX Base Yr



542347 US HWY 1, CALLAHAN

BLD DATE	03/30/2023	HS	LGL DATE		
XF DATE	09/15/2020	KKA	LAND DATE	09/15/2020	KKA
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,956
TOTAL JUST VALUE	195,956
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2066	REMODEL	600	06/11/1997
2050	XFOB	700	04/16/1997
90	REMODEL	145	08/29/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2570/1830	6/09/2022	WD	U	I	30	89,500
GRANTOR: CARPENTER SARA A						
GRANTEE: TIMBERLINE INC						
2567/1069	5/24/2022	SW	U	I	30	300,000
GRANTOR: CLASS INVESTMENTS LLC						
GRANTEE: CARPENTER SARA A						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2004] W30 S21 E30 N21 $ PTR= E15 AOF=[YR=2004] E15
BAS=[YR=2004] E15 S54 W30 N42 E15 N12 $ S12 W15 N12 $ W15 $
.

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 03/30/2023 BY HS Total Acres: 0.00 Total Land Value: 84,578 Market: 0 Agricultural: 0 Common: 84,578 PRINTED 07/30/2025 BY SYS