

BLOCK 3 PT OF LOT 6
IN OR 2618/88
TEMP ESMT OR 722/299

RABKASH HOLDINGS LLC &/IHS LEASING LLC
1950 HICKORY TRACE DR
FLEMING ISLAND, FL 32003

2025

29-2N-25-3120-0062-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	18	100
Frame	05	STEEL 100
Story Height	16	100
RMS	19	100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	1720	MEDICAL OFFICE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	2011	6	1,178
BAS	429	100	2010	429	84,239
BAS	3,018	100	2012	3,018	592,620
CAN	21	30	2010	6	1,178
CAN	60	30	2010	18	3,534
FST	48	50	2010	24	4,712
FST	63	50	2010	32	6,284
FST	90	50	2010	45	8,836
FUS	3,600	100	2010	3,600	706,903
PTO	399	5	2010	20	3,928
TOTALS	8,471			7,244	1,422,446

** This building has 13 Sub-Areas

449621 US HWY 301, CALLAHAN

BLD DATE	12/27/2024
XF DATE	07/24/2025
INC DATE	

KWX
REA

LGL DATE	05/09/2025
LAND DATE	
AG DATE	

DC

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
1	0803	ASPHALT C	0	0	0	0	7,157.00	SF	2.00	2.00	100	2010	2010	3	64	9,161	
2	0810	CONCRETE A	0	0	0	0	273.00	SF	6.50	6.50	100	2010	2010	3	90	1,597	
3	0400	CONC CURB	0	0	0	0	303.00	LF	15.00	15.00	100	2010	2010	3	93	4,227	
4	0462	ST/AL FNC	0	0	0	0	740.00	SF	10.00	10.00	100	2010	2010	3	56	4,144	
5	0812	CONCRETE C	0	0	0	0	218.00	SF	4.00	4.00	100	2010	2010	3	90	785	
6	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2010	2010	3	93	93	
7	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2010	2010	3	76	5,768	
8	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100	2010	2010	3	90	702	
9	0810	CONCRETE A	0	0	15	15	225.00	SF	6.50	6.50	100	2010	2010	3	90	1,316	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	76	456	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	001910	C

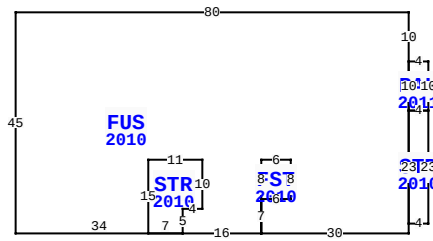
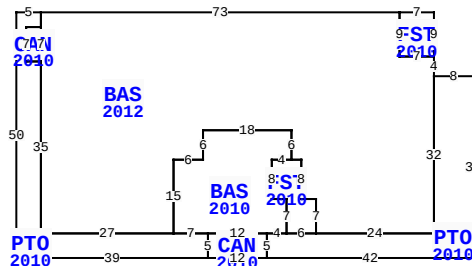
TOTAL OB/XF										28,249									
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
CG - C	0.00	0.00	24,872.00	SF		1.00	1.00	1.00	7.00	7.00	174,104								

MARKET ADJUSTMENTS

3 MDL OFFICE - 0% - 2024

Heated Area: 7047

HX Base Yr



NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY		DIRECT_CAP
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		1,304,779
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,630,974
SOH/AGL Deduction		0
ASSESSED VALUE		1,630,974
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,630,974
TOTAL JUST VALUE		1,630,974
NCON VALUE		0
INCOME VALUE		1,630,974
PREVIOUS YEAR MKT VALUE		1,643,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4685-M	MECHANICAL RENOV		02/13/2024
4685-E	ELECTRICAL RENOVA		02/06/2024
4685-P	PLUMBING RENOV		02/05/2024
4685-B	BLDG RENOVATION		01/01/2024
4227	SIGN	0	08/07/2019
4227	SIGN	0	01/29/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/0088	2/02/2023	SW	Q	I	01	1,950,000

GRANTOR: FUSILLI INVESTMENTS L
GRANTEE: RABKASH HOLDINGS LL
1645/1526 2/25/2009 QC U V 11 100
GRANTOR: CONNER ROBERT SR & DO
GRANTEE: FUSILLI INVESTMENTS

BUILDING NOTES									
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BUILDING DIMENSIONS
FUS=[YR=2010;ORIG=15,0] E80 S10 S10 S23 S2 W30 N7 S7 W16 W34 N45 \$
BAS=[YR=2012;ORIG=-7,0] W73 S3 S7 S35 E27 N15 E6 N6 E18 S6 E2 S8 E3 S7 E24 N32 N4 W7 N9 \$
PTO=[YR=2010;ORIG=-34,50] E42 N37 W8 S32 W24 W6 W4 S5 \$
BAS=[YR=2010;ORIG=-29,30] N6 W18 S6 W6 S15 E7 E12 E4 N7 W3 N8 E4 \$
PTO=[YR=2010;ORIG=-80,0] W5 S50 E39 N5 W7 W27 N35 W3 N7 E3 N3 \$
STR=[YR=2010;ORIG=49,45] N5 E4 N10 W11 S15 E7 \$
STR=[YR=2010;ORIG=99,20] S23 W4 N23 E4 \$
FST=[YR=2010;ORIG=-24,45] N7 W3 N8 W2 W4 S8 E3 S7 E6 \$

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