

BLOCK 22 PT OF LOTS 1 THRU 4 &
BLOCK 23 PT OF LOTS 1 THRU 8
A/K/A 63 63-1 64 65 66 67 &

JWR TRUST/RAEDEKE MICHAEL JOHN TRUSTEE
C/O RYAN LLC, PO BOX 1610
COCKEYSVILLE, MD 21030

2025

29-2N-25-3120-0063-0000

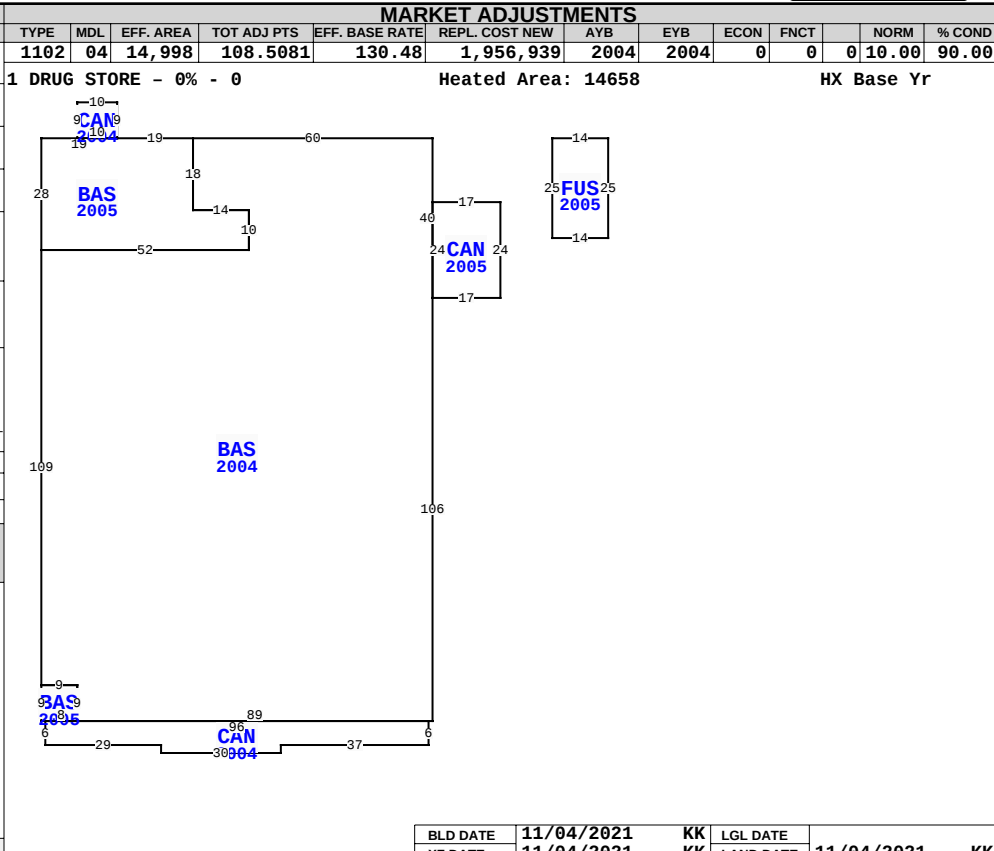


BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	17	CB STUCCO	90
Exterior Wall	15	CONC BLOCK	10
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	90
Roof Cover	07	CONC TILE	10
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	13	LVT/LAMNT	20
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures	15	100	
Frame	03	MASONRY	100
Story Height	20	100	
RMS	5	100	
Stories	1.	1. 100	
Units	0	100	
BUD8 Adjustme	01	DIST CA	100
Quotaency	00	ONE1190Level	03
DOR CODE	1100	STORES, 1 STORY	
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	13,023	100	2004	13,023	529,317
BAS	81	100	2005	81	9,512
BAS	1,204	100	2005	1,204	141,388
CAN	90	30	2004	27	3,171
CAN	636	30	2004	191	22,430
CAN	408	30	2005	122	14,327
FUS	350	100	2005	350	41,101
TOTALS	15,792			14,998	761,245

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	23,282.00	SF	2.00	2.00	
2	0812	CONCRETE C	0	0	0	0	3,565.00	SF	4.00	4.00	
3	0400	CONC CURB	0	0	0	0	970.00	LF	15.00	15.00	
4	0402	CONC BUMPE	0	0	0	0	14.00	UT	25.00	25.00	
5	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	
6	0972	ST LGHT UN	0	0	0	0	9.00	UT	2,530.00	2,530.00	
7	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	
8	4950	BOLLARD	0	0	0	0	19.00	UT	100.00	100.00	
10	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	
11	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	

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	001300	C	DEPT STORE	0	0004	CH	0.00	0.00	71,070.00	SF	1.00
2	009400	C	RIGHT-OF-WAY	0		CH	0.00	0.00	0.28	AC	1.00
3	009602	C	RETENTION PO	0		CH	0.00	0.00	0.17	AC	1.00



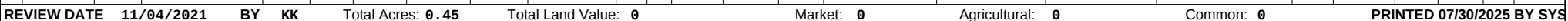
BLD DATE	11/04/2021	KK	LGL DATE	
XF DATE	11/04/2021	KK	LAND DATE	11/04/2021
INC DATE	05/12/2023	REA	AG DATE	

542325 US HWY 1, CALLAHAN

NASSAU COUNTY PROPERTY				PAGE 1 of 3		1
VALUATION SUMMARY						
VALUATION BY						DIRECT CAP
Tax Group: 1			Tax Dist:			
BUILDING MARKET VALUE						2,933,098
TOTAL MARKET OB/XF VALUE						0
TOTAL LAND VALUE - MARKET						0
TOTAL MARKET VALUE						2,933,098
SOH/AGL Deduction						230,963
ASSESSED VALUE						2,702,135
TOTAL EXEMPTION VALUE						0
BASE TAXABLE VALUE						2,702,135
TOTAL JUST VALUE						2,933,098
NCON VALUE						0
INCOME VALUE						2,933,098
PREVIOUS YEAR MKT VALUE						2,933,098
CVS PHARMACY						

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