BLOCK A PT LOT 8, LOTS 9 TO 13
RELEFORD S/D PB 2-31 &
PT SEC 29-2N-25E

CRS CALLAHAN LLC
542500 US HWY 1
CALLAHAN, FL 32011

2025

29-2N-25-3140-000A-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

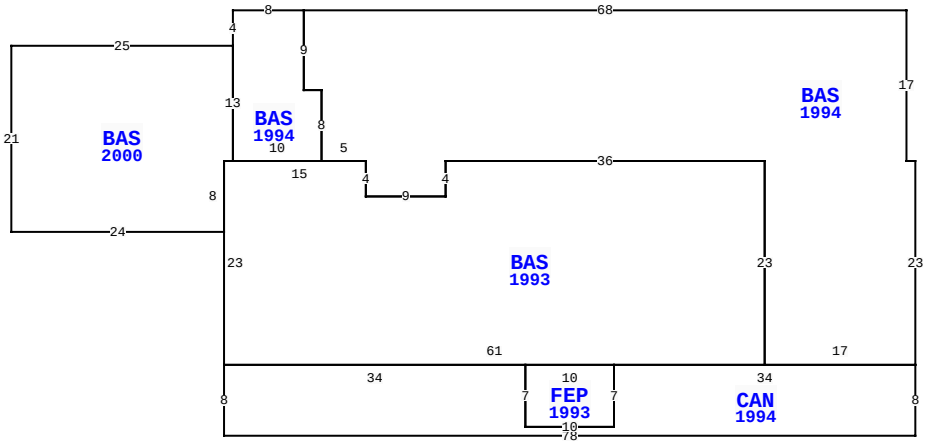
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	2100	RESTAURANTS/CAFE
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	1,367	100	1993	1,367	80,791
BAS	152	100	1994	152	8,983
BAS	1,567	100	1994	1,567	92,612
BAS	517	100	2000	517	30,555
CAN	554	30	1994	166	9,811
FEP	70	80	1993	56	3,310
TOTALS	4,227			3,825	226,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	3,825	107.9250	181.85	695,576	1954	1981	0	0	0	67.50	32.50

1 RSTARANT 1 – 0% - 2023 Heated Area: 3659 HX Base Yr



542518 US HWY 1, CALLAHAN

BLD DATE	10/02/2020	KK	LGL DATE	
XF DATE	10/02/2020	KK	LAND DATE	05/09/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	226,062
TOTAL MARKET OB/XF VALUE	27,148
TOTAL LAND VALUE - MARKET	339,800
TOTAL MARKET VALUE	593,010
SOH/AGL Deduction	64,910
ASSESSED VALUE	528,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	528,100
TOTAL JUST VALUE	593,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	480,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/1933	9/16/2022	SW	Q	I	01	650,000

GRANTOR: APK 1 LLC & APK 4 LLC

GRANTEE: CRS CALLAHAN LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W1 N17 W68 BAS=[YR=1994] W8 S4BAS=[YR=2000] W25 S21 E24 N8 E1 N13 $ S13 BAS=[YR=1993] W1 S23 CAN=[YR=1994] S8 E78 N8 W34 FEP=[YR=1993] W10 S7 E10 N7 $ S7 W10 N7 W34 $ E61N23 W36 S4 W9 N4 W15 $ E10 N8 W2 N9 $ S9 E2 S8 E5 S4 E9 N4 E36 S23 E17 N23 $.

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	0446	BOX FNC 6'	0	0	0	0	25.00	LF	20.00	20.00	100	2015	2015	3	65	325	
2	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2000	2000	3	20	160	
3	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2010	2010	3	76	684	
4	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2005	2005	3	64	576	
5	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	1990	1990	3	26	91	
6	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	1990	1990	3	66	165	
7	0381	COOLER	0	0	16	8	128.00	SF	82.50	82.50	100	1986	1986	3	20	2,112	
8	0812	CONCRETE C	0	0	0	0	1,185.00	SF	4.00	4.00	100	1980	1980	3	30	1,422	
9	0803	ASPHALT C	0	0	0	0	19,909.00	SF	2.00	2.00	100	1980	1980	3	50	19,909	
10	0940	SHEDS/PORT	0	0	0	0	144.00	SF	30.00	30.00	100	1983	1983	3	20	864	

TOTAL OB/XF 26,308

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	002100	C	RESTAURANT	0		CH	0.00	0.00	84,950.00	SF		1.00	0.80	0.80	5.00	4.00	339,800							

REVIEW DATE 10/02/2020 BY KK Total Acres: 0.00 Total Land Value: 339,800 Market: 0 Agricultural: 0 Common: 339,800 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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MARKET ADJUSTMENTS

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BUILDING DIMENSIONS

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
11	0383	FREEZER	0	0	8	5	40.00	SF	105.00	105.00	100	1986	1986	3	20	840	

LAND DESCRIPTION

TOTAL OB/XF 840

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 10/02/2020 BY KK Total Acres: 0.00 Total Land Value: 339,800 Market: 0 Agricultural: 0 Common: 339,800 PRINTED 07/30/2025 BY SYS