

BLK 2 LOTS 1,4 & PT LOTS 2 & 3
IN OR 1564/303 & OR 1564/310
(EX UTIL ESMT OR 1898/899)

VYSTAR CREDIT UNION
PO BOX 45085
JACKSONVILLE, FL 32232

2025

29-2N-25-3160-0002-0012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	6	100
Frame	03	MASONRY 100
Story Height		13 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2300	FINANCIAL BLDG
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	1290.100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	4,617	100
CAN	343	30
FCP	1,404	30
TOTALS	6,364	5,141

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
2302	04	5,141	112.8834	217.86	1,120,018	2014	2014	0	0	25	6.00	69.00	
2 BRNCH BANK - 0% - 0 Heated Area: 4617 HX Base Yr													
542277 US HWY 1, CALLAHAN													
BLD DATE 02/11/2020 KKA LGL DATE 02/11/2020 KKA													
XF DATE INC DATE													

NASSAU COUNTY PROPERTY				PAGE 1 of 2		1
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 1				Tax Dist:		
BUILDING MARKET VALUE				772,812		
TOTAL MARKET OB/XF VALUE				231,603		
TOTAL LAND VALUE - MARKET				808,523		
TOTAL MARKET VALUE				1,812,938		
SOH/AGL Deduction				0		
ASSESSED VALUE				1,812,938		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,812,938		
TOTAL JUST VALUE				1,812,938		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				1,800,000		

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0803	ASPHALT C	0	0	0	36,212.00	SF	2.00	2.00	100	2014	2014	3
2	0400	CONC CURB	0	0	0	2,374.00	LF	15.00	15.00	100	2014	2014	3
3	0803	ASPHALT C	0	0	0	10,304.00	SF	2.00	2.00	100	2014	2014	3
4	0812	CONCRETE C	0	0	0	1,174.00	SF	4.00	4.00	100	2014	2014	3
5	0810	CONCRETE A	0	0	15	150.00	SF	6.50	6.50	100	2014	2014	3
6	0850	PEBBLE WLK	0	0	100	300.00	SF	3.50	3.50	100	2014	2014	3
7	0811	CONCRETE B	0	0	0	857.00	SF	5.20	5.20	100	2014	2014	3
8	0978	SECURTY LT	0	0	0	3.00	UT	450.00	450.00	100	2014	2014	3
9	0976	DECORATIVE	0	0	0	2.00	UT	125.00	125.00	100	2014	2014	3
10	0524	PUMP ISLND	0	0	0	369.00	SF	4.50	4.50	100	2014	2014	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	002300	C	FINANCIAL	0	0003	CH	0.00	0.00	101,060.00	SF		1.00	1.00
2	009400	C	RIGHT-OF-WAY	0	0003	CH	0.00	0.00	0.43	AC		1.00	1.00
TOTAL OB/XF 114,664													
UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV													
8.00 8.00 808,480													
100.00 100.00 43													

[illegible]