BLOCK 4 PT OF LOTS 1 THRU 4
IN OR 2601/712 & IN OR 2751/1578
E H BRADDOCK ADDTN DB 39/362

EH CALLAHAN LLC/
1205 MONUMENT RD STE 200
JACKSONVILLE, FL 32225

2025

29-2N-25-3160-0004-0013

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

542199 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/17/2024 TD
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	766,640
TOTAL MARKET VALUE	766,640
SOH/AGL Deduction	0
ASSESSED VALUE	766,640
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	766,640
TOTAL JUST VALUE	766,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	766,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4672-D	COMPLETE DEMOLITI	27,000	07/14/2023
E2620	CHNGE SRVC	0	07/03/2003
2363	MH MOVE-ON	200	05/01/2001
2351	MH MOVE-ON	200	03/01/2001
2182	MH MOVE-ON	0	03/16/1999
076	MH MOVE-ON	0	08/08/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2751/1578	11/14/2024	SW	U	V	16	277,600
GRANTOR: YULEE TWO LAND TRUST						
GRANTEE: EH CALLAHAN LLC						
2601/0712	11/07/2022	SW	Q	I	01	900,000
GRANTOR: CATO JOHN W III						
GRANTEE: EH CALLAHAN LLC & Y						

BUILDING NOTES

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

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
1	001000	C	COMMERCIAL	0		CH			95,830.00	SF		1.00	1.00	1.00	8.00	8.00	766,640							

REVIEW DATE 12/27/2024 BY KWX Total Acres: 2.19 Total Land Value: 766,640 Market: 0 Agricultural: 0 Common: 766,640 PRINTED 07/30/2025 BY SYS