PT OF LOT 5
IN OR 2565/158
EX ESMT PT OR 1512/895

RELIANT LOGISTICS INC
PO BOX 37296
JACKSONVILLE, FL 32236-7296

2025

32-2N-25-7300-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	08
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

541599 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/12/2024 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	228,690
TOTAL MARKET VALUE	228,690
SOH/AGL Deduction	49,005
ASSESSED VALUE	179,685
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,685
TOTAL JUST VALUE	228,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008041	NEW OFFICE BLDG -	963,744	07/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2565/0158	5/24/2022	SW	Q	V	01	220,000
GRANTOR: TACY MEDICAL INC						
GRANTEE: RELIANT LOGISTICS I						
2345/1663	3/04/2020	WD	Q	V	01	161,000
GRANTOR: MARK SHIELDS CONSTRUC						
GRANTEE: TACY MEDICAL INC						

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		CI	0.00	0.00	130,680.00	SF		1.00	1.00	1.00	1.75	1.75	228,690							

REVIEW DATE 06/26/2025 BY TW Total Acres: 3.00 Total Land Value: 228,690 Market: 0 Agricultural: 0 Common: 228,690 PRINTED 07/30/2025 BY SYS