

REVIEW DATE	10/30/2020	BY	KK	Total Acres:	65.42	Total Land Value:	160,987	Market:	136,500	Agricultural:	9,587	Common:	151,400	PRINTED 07/30/2025 BY SYS
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THOMPSON D DEBRA/
540111 US HWY 1
CALLAHAN, FL 32011

37-1N-25-0000-0017-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										6											
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		16	WD FR STUC	100		2703		06		13,838		63.0500		29.79		412,234		1950		1950		0		0		50.00		50.00		VALUATION BY											
Roof Structure		04	WOOD TRUSS	100		2		GARAGE - 0% - 0						Heated Area: 11608						HX Base Yr 1986										STANDARD											
Roof Cover		01	MINIMUM	100																												Tax Group: 6									
Interior Wall		01	MINIMUM	50																												Tax Dist:									
Interior Wall		07	NONE	50																												BUILDING MARKET VALUE									
Interior Floor		03	CONC FINSH	100																												TOTAL MARKET OB/XF VALUE									
Ceiling		04	NONE	100																												TOTAL LAND VALUE - MARKET									
Air Condition		01	NONE	100																												TOTAL MARKET VALUE									
Heating Type		01	NONE	100																												SOH/AGL Deduction									
Plumbing		4	100																													ASSESSED VALUE									
Frame		02	WOOD FRAME	100																												TOTAL EXEMPTION VALUE									
Story Height			15	100																												BASE TAXABLE VALUE									
RMS			4	100																												TOTAL JUST VALUE									
Stories		1.	1.	100																												NCON VALUE									
Class		00	.	100																												INCOME VALUE									
Units			0	100																												PREVIOUS YEAR MKT VALUE									
BUD8 Adjustme		06	DIST 1D	100																																					
Occupancy		00	NONE	100																																					
Quality		03	Quality Level	03																																					
DOR CODE		1200	STORE/OFFICE/RESID																																						
MAP NUM			MKT AREA																																						
NEIGHBORHOOD/LOC		8002.00																																							
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
AOF		1,864	185	1993	3,448	51,358																																			
AOF		744	185	2008	1,376	20,496																																			
BAS		9,000	100	1993	9,000	134,055																																			
CAN		48	30	2008	14	209																																			
TOTALS		11,656			13,838	206,117																																			
EXTRA FEATURES						540127 US HWY 1, CALLAHAN										BLD DATE				LGL DATE		05/30/2025		MLU																	
																XF DATE				LAND DATE		10/25/2024		KBA																	
																INC DATE				AG DATE																					
L N	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	0940	SHEDS/PORT	0 100	20	10	200.00	SF	19.50	19.50	100	1985	1985	3	20	780																										
12	0680	POLE SHED	0 0 0 0			3,354.00	SF	10.00	10.00	100	1997	1997	3	24	8,050																										
13	0466	FNC GT 20'	0 0 0 0			1.00	UT	750.00	750.00	100	1990	1990	3	26	195																										
14	0443	STK FNC 6'	0 0 0 0			200.00	LF	10.00	10.00	100	2001	2001	3	20	400																										
15	0463	FENCE GATE	0 0 0 0			1.00	UT	300.00	300.00	100	2001	2001	3	52	156																										
16	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400																										
17	1076	TRELLIS A	0 100	18	10	180.00	SF	7.50	7.50	100	2003	2003	3	29	392																										
18	0351	CARPORT MT	0 100	28	20	560.00	SF	9.00	9.00	100	1990	1990	3	20	1,008																										
19	0940	SHEDS/PORT	0 100	16	10	160.00	SF	19.50	19.50	100	1985	1985	3	20	624																										
LAND DESCRIPTION																	TOTAL OB/XF 13,005																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	