

PT OF LOT 1 (S-4)
IN OR 2318/625
ESMT OR 603/1092

LHM CALLAHAN LLC/
8405 PAPELON WAY
JACKSONVILLE, FL 32217

2025

37-1N-25-2940-0001-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	03	6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	0	0 100
Units		0 100
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	08
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NEIGHBORHOOD/LOC	1290.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,669	100	1993	1,669	94,362
CAN	30	30	1994	9	509
FCP	234	30	1993	70	3,958
FDU	96	60	1993	58	3,279
FST	494	50	1993	247	13,965
SFB	312	80	1993	250	14,135
UST	187	40	1993	75	4,240
UST	484	40	1993	194	10,968

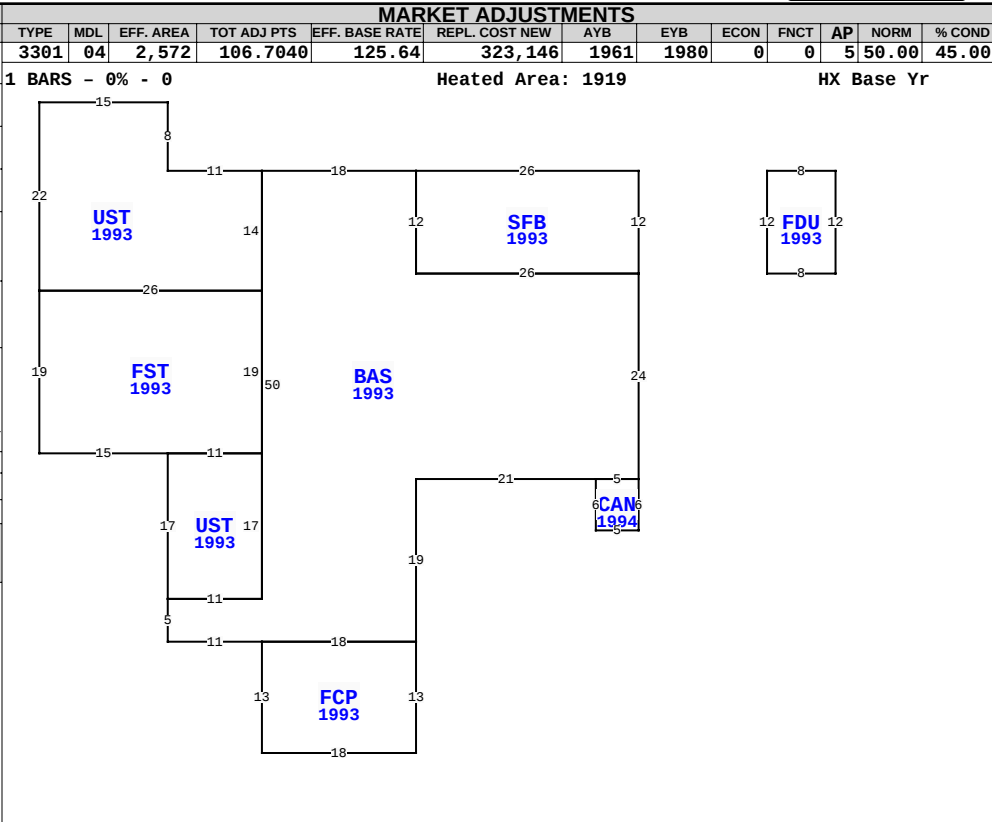
TOTALS	3,506			2,572	145,416
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0381	COOLER	0	0	17	9	153.00	SF	82.50	82.50	100	1986	1986	3	20	2,525	
2	0430	CL FNC 6B	0	0	0	0	87.00	LF	9.70	9.70	100	1980	1980	3	20	169	
3	0803	ASPHALT C	0	0	0	0	19,417.00	SF	2.00	2.00	20	1980	1980	3	20	7,767	
4	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	20	1998	1998	3	20	100	
5	0443	STK FNC 6'	0	0	0	0	65.00	LF	10.00	10.00	100	2000	2000	3	20	130	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	48	144	
7	0141	BAR TOP L	0	0	0	0	32.00	LF	86.00	86.00	100	2012	2012	3	50	1,376	
8	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	2005	2005	3	64	995	
9	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2005	2005	3	64	288	

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001200	C	STORE COMB	0		CG	0.00	0.00	40,947.00	SF		1.00	1.00	1.50	1.50	2.25	92,131							



BLD DATE	11/02/2022	HS	LGL DATE	
XF DATE	09/22/2020	KK	LAND DATE	05/09/2025
INC DATE			AG DATE	MLU

540223 US HWY 1, CALLAHAN

TOTAL OB/XF																	13,494
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NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		295,628
TOTAL MARKET OB/XF VALUE		13,494
TOTAL LAND VALUE - MARKET		92,131
TOTAL MARKET VALUE		401,253
SOH/AGL Deduction		0
ASSESSED VALUE		401,253
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		401,253
TOTAL JUST VALUE		401,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25280	REMODEL	0	08/01/2012
B26182	REMODEL	2,500	07/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2318/0635	11/08/2019	WD	Q	I	01	375,000

GRANTOR: NEW KINGS HOLDINGS LL						
GRANTEE: LHM CALLAHAN LLC						
1629/1939	6/30/2009	WD	U	I	30	100
GRANTOR: OVERBY JOE						
GRANTEE: NEW KINGS HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W26 BAS=[YR=1993] W18 UST=[YR=1993] W11 N8
W15 S22 FST=[YR=1993] S19 E15 UST=[YR=1993] S17 E11 N17 W11
\$ E11 N19 W26 \$ E26 N14 \$ S50 W11 S5 E11 FCP=[YR=1993] S13
E18 N13 W18 \$ E18 N19 E21 CAN=[YR=1994] S6 E5 N6 W5 \$ E5 N24
W26 N12 \$ S12 E26 N12 \$ PTR= E15 FDU=[YR=1993] E8 S12 W8 N12
\$ W15 \$.

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