PT OF LOT 7
IN OR 2089/102
EX R/W OR 578/1198

EQUIPMENT OPTIONS DIRECT LLC
11548 NEW KINGS ROAD
JACKSONVILLE, FL 32219

2025

37-1N-25-2940-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8028.00		

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

540254 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2025 MLU
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	341,232
TOTAL MARKET VALUE	341,232
SOH/AGL Deduction	180,072
ASSESSED VALUE	161,160
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,160
TOTAL JUST VALUE	341,232
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8705	REPAIR/RRF	1,360	02/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2089/0102	12/06/2016	SW	Q	V	01	145,000
GRANTOR: NATIONWIDE EQUIPMENT						
GRANTEE: EQUIPMENT OPTIONS D						
0960/1875	12/06/2000	QC	Q	I	02	100
GRANTOR: KOSTENSKI EDWARD A						
GRANTEE: NATIONWIDE EQUIPMEN						

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	009900	C	ACREAGE NON-	0		OR	0.00	0.00	11.90	AC		1.00	1.00	1.85	15,500.00	28,675.00	341,232							

REVIEW DATE 05/30/2025 BY MLU Total Acres: 11.90 Total Land Value: 341,232 Market: 0 Agricultural: 0 Common: 341,232 PRINTED 07/30/2025 BY SYS