IN OR 2447/819

CONSTR MACHINERY ZONE LLC
545843 US HWY 1
CALLAHAN, FL 32011

2025

37-3N-24-0000-0016-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9002.00		

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

545843 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	43,560
TOTAL MARKET VALUE	43,560
SOH/AGL Deduction	0
ASSESSED VALUE	43,560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,560
TOTAL JUST VALUE	43,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2447/0819	3/17/2021	WD	Q	V	01	60,000
GRANTOR: PICKETT HARRY & JULIE						
GRANTEE: CONSTRUCTION MACHIN						
2091/1874	12/29/2016	WD	U	V	37	15,400
GRANTOR: KING EVAN T						
GRANTEE: PICKETT HARRY & JUL						

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	0004	CG	0.00	0.00	87,120.00	SF		1.00	1.00	1.00	0.50	0.50	43,560							

REVIEW DATE 04/29/2025 BY DC Total Acres: 2.00 Total Land Value: 43,560 Market: 0 Agricultural: 0 Common: 43,560 PRINTED 07/30/2025 BY SYS