IN OR 239/243 & OR 268/549 &
IN OR 1342/236 & 2368/1299

S TRANSPORTATION &/SANDEVOL SERGIO ET AL
44586 MAPLEWOOD CT
CALLAHAN, FL 32011

2025

37-3N-24-0000-0016-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

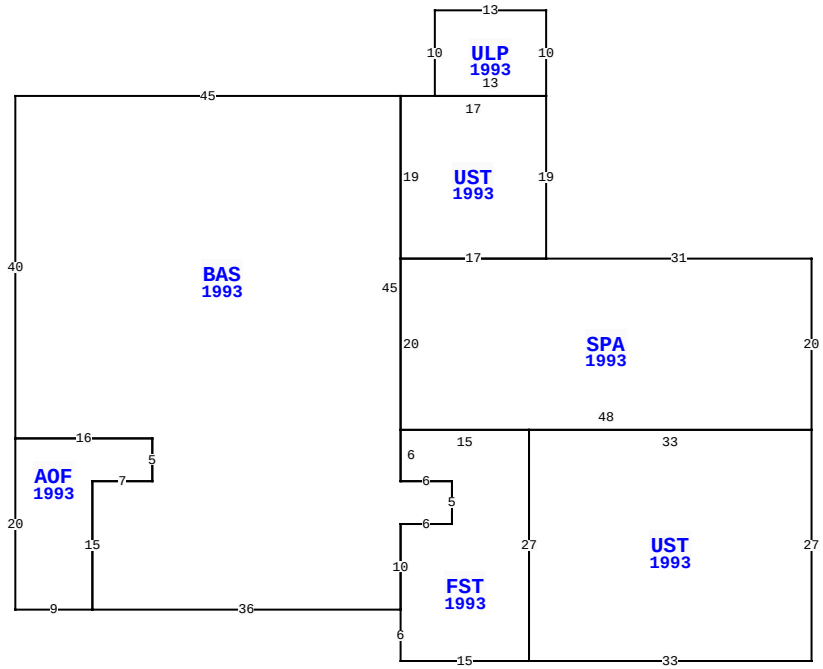
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		5 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	215	100	1993	215	1,489
BAS	2,515	100	1993	2,515	17,416
FST	375	50	1993	188	1,302
SPA	960	85	1993	816	5,651
ULP	130	15	1993	20	139
UST	323	40	1993	129	893
UST	891	40	1993	356	2,465
TOTALS	5,409			4,239	29,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
1101	04	4,239	49.6408	69.25	293,551	1962	1962	0	0	10	50.00	10.00

1 RETAILSTOR – 0% - 0 Heated Area: 3546 HX Base Yr



BLD DATE		LGL DATE	
XF DATE	09/24/2020 KK	LAND DATE	04/29/2025 DC
INC DATE		AG DATE	

545819 US HWY 1, CALLAHAN

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	29,355
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	32,670
TOTAL MARKET VALUE	62,025
SOH/AGL Deduction	1,539
ASSESSED VALUE	60,486
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,486
TOTAL JUST VALUE	62,025
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2368/1299	3/10/2020	QC	U	I	11	100
GRANTOR: HOLLEY VIVIAN C						
GRANTEE: S TRANSPORTATION IN						
1342/0236	8/16/2005	WD	Q	I	06	10,000
GRANTOR: HOLLEY LYNWOOD						
GRANTEE: S TRANSPORTATION IN						

BUILDING NOTES

BUILDING DIMENSIONS

SPA=[YR=1993] W31 UST=[YR=1993] N19 ULP=[YR=1993] N10 W13 S10 E13$ W17 BAS=[YR=1993] W45S40 AOF=[YR=1993] S20E9 N15E7N5 W16$ E16 S5 W7 S15 E36 FST=[YR=1993] S6 E15 UST=[YR=1993] E33 N27 W33 S27$ N27 W15 S6 E6 S5 W6 S10$ N10 E6 N5 W6 N45$ S19 E17 $ W17 S20 E48 N20$.

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	001100	C	STORE 1FLR	0	0004	CI	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	0.75	0.75	32,670							

REVIEW DATE 09/24/2020 BY KK Total Acres: 1.00 Total Land Value: 32,670 Market: 0 Agricultural: 0 Common: 32,670 PRINTED 07/30/2025 BY SYS