PT OF LOT 1 IN OR 1647/247
SECTION 49 SUB PBK 2/15

SAFAR LOAI/
2716 ALVARDO AVE
JACKSONVILLE, FL 32217

2025

49-2N-25-4100-0001-0021

BUILDING CHARACTERISTICS

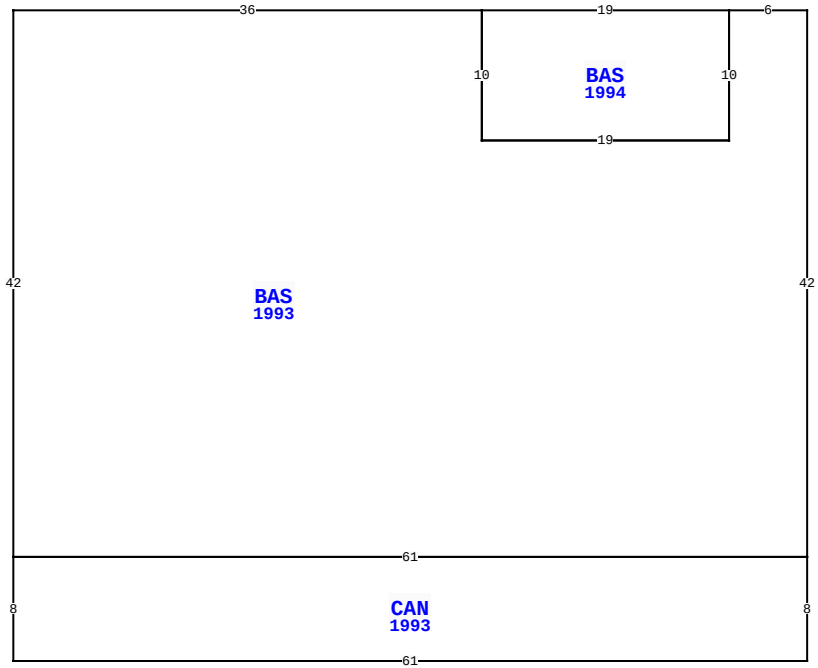
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,372	100	1993	2,372	182,383
BAS	190	100	1994	190	14,609
CAN	488	30	1993	146	11,226
TOTALS	3,050			2,708	208,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,708	110.2400	153.78	416,436	1973	1978	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 2562 HX Base Yr



542114 US HWY 1, CALLAHAN

BLD DATE	06/19/2017 KK	LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	208,218
TOTAL MARKET OB/XF VALUE	22,447
TOTAL LAND VALUE - MARKET	109,200
TOTAL MARKET VALUE	339,865
SOH/AGL Deduction	16,138
ASSESSED VALUE	323,727
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,727
TOTAL JUST VALUE	339,865
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	344,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M993935	H/AC	2,400	08/01/1999
E973993	NEW CONSTR	1,500	08/01/1997
B974119	CARPORT	12,000	07/01/1997
7211	SIGN	1,500	05/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1647/0247	10/26/2009	WD	Q	I	02	318,000
GRANTOR: C&N FOOD STORE LLC						
GRANTEE: SAFAR LOAI						
1628/1768	6/19/2009	WD	Q	I	02	318,000
GRANTOR: MILLER JULIE GODWIN						
GRANTEE: C & N FOOD STORE LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 BAS=[YR=1994] W19 S10 E19 N10$ S10 W19 N10 W36 S42 CAN=[YR=1993] S8 E61 N8 W61$ E61 N42$.

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
1	0803	ASPHALT C	0	0	0	0	9,500.00	SF	2.00	2.00	100	1985	1985	3	50	9,500	
2	0812	CONCRETE C	0	0	0	0	3,853.00	SF	4.00	4.00	100	1985	1985	3	44	6,781	
3	4950	BOLLARD	0	0	0	0	16.00	UT	100.00	100.00	100	1997	1997	3	100	1,600	
4	0811	CONCRETE B	0	0	39	26	1,014.00	SF	5.20	5.20	100	1997	1997	3	72	3,796	
5	0978	SECURTY LT	0	0	0	0	3.00	UT	337.50	337.50	100	2010	2010	3	76	770	

LAND DESCRIPTION

TOTAL OB/XF 22,447

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	CG	120.00	130.00	15,600.00	SF		1.00	1.00	1.00	7.00	7.00	109,200							

REVIEW DATE 06/14/2022 BY HSA Total Acres: 0.00 Total Land Value: 109,200 Market: 0 Agricultural: 0 Common: 109,200 PRINTED 07/30/2025 BY SYS