

S-11 OF LOT 1  
IN OR 2686/730  
ANNEXED TOWN OF CALLAHAN PER

THOMPSON JO ANN/HIGGINBOTHAM BRIAN K ET AL  
542028 US HWY 1  
CALLAHAN, FL 32011

2025

49-2N-25-4100-0001-0110



| BUILDING CHARACTERISTICS |                     |
|--------------------------|---------------------|
| ELEMENT                  | CD                  |
| Exterior Wall            | 25 MOD METAL 100    |
| Roof Structur            | 10 STEEL FRME 100   |
| Roof Cover               | 12 MODULAR MT 100   |
| Interior Wall            | 05 DRYWALL 80       |
| Interior Wall            | 07 NONE 20          |
| Interior Floo            | 07 CORK/VTILE 80    |
| Interior Floo            | 03 CONC FINSH 20    |
| Ceiling                  | 01 FIN.SUSPD 100    |
| Air Condition            | 03 CENTRAL 100      |
| Heating Type             | 04 AIR DUCTED 100   |
| Plumbing                 | 6 100               |
| Frame                    | 05 STEEL 100        |
| Story Height             | 14 100              |
| RMS                      | 6 100               |
| Stories                  | 1. 1. 100           |
| Class                    | 00 . 100            |
| Units                    | 0 100               |
| Occupancy                | 00 OWNER OCC 100    |
| Quality                  | 03 Quality Level 03 |
| DOR CODE                 | 1100STORES, 1 STORY |
| MAP NUM                  | MKT AREA            |
|                          | 07                  |
| NEIGHBORHOOD/LOC         | 1290.100            |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,128            | 100         | 1993 | 1,128        | 17,166               |
| BAS       | 1,242            | 100         | 1993 | 1,242        | 18,900               |
| BAS       | 2,000            | 100         | 1993 | 2,000        | 30,435               |
| BAS       | 240              | 100         | 2003 | 240          | 3,652                |
| BAS       | 280              | 100         | 2003 | 280          | 4,261                |
| BAS       | 390              | 100         | 2003 | 390          | 5,935                |
| BAS       | 720              | 100         | 2003 | 720          | 10,957               |
| CAN       | 496              | 30          | 1993 | 149          | 2,267                |
| UCP       | 1,440            | 40          | 1993 | 576          | 8,766                |
| TOTALS    | 7,936            |             |      | 6,725        | 102,339              |

| EXTRA FEATURES |            |             |     |     |     |    |           |    |        |
|----------------|------------|-------------|-----|-----|-----|----|-----------|----|--------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L   | W  | UNITS     | UT | Adj R  |
| 1              | 0803       | ASPHALT C   | 0   | 0   | 0   | 0  | 13,650.00 | SF | 2.00   |
| 2              | 0430       | CL FNC 6B   | 0   | 0   | 0   | 0  | 879.00    | LF | 9.70   |
| 3              | 0463       | FENCE GATE  | 0   | 0   | 0   | 0  | 4.00      | UT | 300.00 |
| 4              | 0466       | FNC GT 20'  | 0   | 0   | 0   | 0  | 2.00      | UT | 750.00 |
| 5              | 0443       | STK FNC 6'  | 0   | 0   | 0   | 0  | 347.00    | LF | 10.00  |
| 6              | 0810       | CONCRETE A  | 0   | 0   | 100 | 2  | 200.00    | SF | 6.50   |
| 7              | 0978       | SECURTY LT  | 0   | 0   | 0   | 0  | 2.00      | UT | 450.00 |
| 8              | 0811       | CONCRETE B  | 0   | 0   | 30  | 20 | 600.00    | SF | 5.20   |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS |
| 1                | 001100   | C   | STORE 1FLR           | 0   | 0004 | CH       | 416.00 | 220.00 | 96,800.00   |

REVIEW DATE 02/17/2022 BY KK

| MARKET ADJUSTMENTS                                 |            |           |             |                |                |      |      |      |      |
|----------------------------------------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 4803                                               | 06         | 6,725     | 105.6056    | 48.31          | 324,885        | 1985 | 1985 | 0    | 0    |
| 1 STOR WAREH - 0% - 0 Heated Area: 6000 HX Base Yr |            |           |             |                |                |      |      |      |      |
|                                                    |            |           |             |                |                |      |      |      |      |
| 542028 US HWY 1, CALLAHAN                          |            |           |             |                |                |      |      |      |      |
| BLD DATE                                           | 07/29/2024 | REA       | LGL DATE    |                |                |      |      |      |      |
| XF DATE                                            | 02/17/2022 | KK        | LAND DATE   |                |                |      |      |      |      |
| INC DATE                                           |            |           | AG DATE     |                |                |      |      |      |      |

| TOTAL OB/XF |          |     |                      |     |      |          |        |        |             |
|-------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|
| 20,517      |          |     |                      |     |      |          |        |        |             |
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| TOTAL OB/XF |          |     |                      |     |      |          |        |        |             |
|-------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|
| 20,517      |          |     |                      |     |      |          |        |        |             |
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Total Acres: 2.22 Total Land Value: 677,600 Market: 0 Agricultural: 0 Common: 677,600

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 1              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 102,339   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 20,517    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 677,600   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 800,456   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 387,240   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 413,216   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 0         |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 413,216   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 800,456   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 805,520   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| B9144      | REMODEL     | 0   | 01/01/2002 |
| P5335      | REMODEL     | 0   | 01/01/2002 |
| B10184     | REMODEL     | 0   | 01/01/2002 |

| SALES DATA                   |            |              |        |        |           |               |  |
|------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number         | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2686/730                     | 12/18/2023 | QC           | U      | I      | 11        | 100           |  |
| GRANTOR: THOMPSON JO ANN L   |            |              |        |        |           |               |  |
| GRANTEE: THOMPSON JO ANN     |            |              |        |        |           |               |  |
| 1055/1239                    | 5/14/2002  | QC           | U      | I      | 07        | 100           |  |
| GRANTOR: ARMSTRONG RICKEY H  |            |              |        |        |           |               |  |
| GRANTEE: THOMPSON JO ANN ETA |            |              |        |        |           |               |  |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
|                                                                                                                                                                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |
| UCP=[YR=1993] W24 BAS=[YR=1993] W50 BAS=[YR=1993] W50 S13<br>BAS=[YR=1993] S47 CAN=[YR=1993] S4 E124 N4 W124 \$ E24<br>BAS=[YR=2003] E26 BAS=[YR=2003] E36 BAS=[YR=2003] E14 N20<br>W14 S20 \$ N20 W36 S20 \$ N15 W26 S15 \$ N47 W24 \$ E24 S32 E26<br>N5 BAS=[YR=2003] N12 W20 S12 E20 \$ W20 N12 E20 N28 \$ S40 E50<br>N40 \$ S60 E24 N60 \$ . |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |          |     |                      |     |      |          |        |        |             |
|-------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|
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