PT OF LOT 2 (S-3) &
PT OF LOT 3 (S-2)
IN OR 2502/22

#1 AUTO LIQUIDATORS LLC
7675 CHIPWOOD LN
JACKSONVILLE, FL 32256

2025

49-2N-25-4100-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

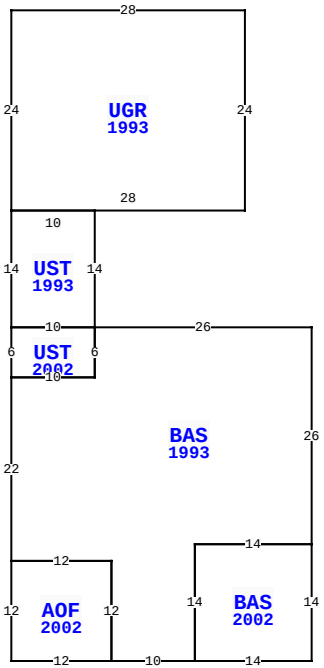
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	OO	OWNER OCC 100
Quality	01	Quality Level 01
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	144	100	2002	144	1,960
BAS	1,040	100	1993	1,040	14,156
BAS	196	100	2002	196	2,668
UGR	672	40	1993	269	3,662
UST	140	40	1993	56	762
UST	60	40	2002	24	327
TOTALS	2,252			1,729	23,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2704	04	1,729	70.1615	68.06	117,676	1942	1980	0	0	30	50.00	20.00

1 VEH SALE/R – 0% - 0 Heated Area: 1380 HX Base Yr



542089 US HWY 1, CALLAHAN

BLD DATE	07/30/2024	REA	LGL DATE		
XF DATE	02/07/2020	KKA	LAND DATE	02/07/2020	KKA
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	23,535
TOTAL MARKET OB/XF VALUE	221
TOTAL LAND VALUE - MARKET	255,969
TOTAL MARKET VALUE	279,725
SOH/AGL Deduction	465
ASSESSED VALUE	279,260
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	279,260
TOTAL JUST VALUE	279,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2038	XFOB	2,100	02/10/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2502/0022	9/28/2021	WD	Q	I	01	240,000
GRANTOR: NYE RICHARD M SR						
GRANTEE: #1 AUTO LIQUIDATORS						
2502/0020	9/20/2021	WD	U	I	11	100
GRANTOR: BIG D BUILDING CENTER						
GRANTEE: NYE RICHARD M SR						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W28 S24 UST=[YR=1993] S14 UST=[YR=2002] S6
BAS=[YR=1993] S22 AOF=[YR=2002] S12 E12 N12 W12$ E12 S12 E10
BAS=[YR=2002] E14 N14 W14 S14$ N14 E14 N26 W26 S6 W10$ E10 N6
W10$ E10 N14 W10$ E28 N24$.

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	0424	CL FNC 6'	0	0	0	0	670.00	LF	20.00	20.00	1	1994	1994	3	1	134	
2	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	1	1994	1994	3	1	8	
3	0351	CARPORT MT	0	0	19	19	361.00	SF	8.00	8.00	1	1998	1998	3	1	29	
4	0350	CARPORT WD	0	0	20	18	360.00	SF	13.00	13.00	1	1998	1998	3	1	47	
5	0978	SECURTY LT	0	0	0	0	1.00	UT	337.50	337.50	1	2000	2000	3	1	3	

LAND DESCRIPTION

TOTAL OB/XF 221

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	002700	C	AUTO SALES	0	0004	CH	80.00	200.00	36,567.00	SF		1.00	1.00	1.00	7.00	7.00	255,969							

REVIEW DATE 02/07/2020 BY KKA Total Acres: 0.00 Total Land Value: 255,969 Market: 0 Agricultural: 0 Common: 255,969 PRINTED 07/30/2025 BY SYS