PT OF LOT 2
IN OR 1664/838
ANNEXATION ORDINANCE #1-0-1989

SLEK LLC/
2338 S 8TH STREET
FERNANDINA BEACH, FL 32034

2025

49-2N-25-4100-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

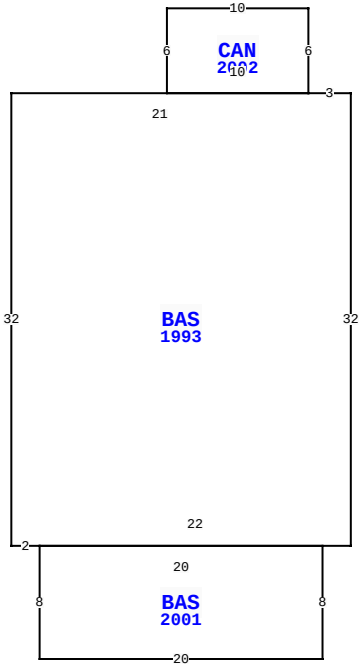
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 60
Interior Floo	14	CARPET 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		10 100
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	1100	STORES, 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	768	100	1993	768	33,742
BAS	160	100	2001	160	7,030
CAN	60	30	2002	18	791
TOTALS	988			946	41,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	946	62.9921	87.87	83,125	1949	1970	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 928 HX Base Yr



542077 US HWY 1, CALLAHAN

BLD DATE	10/30/2020	KK	LGL DATE		
XF DATE	10/30/2020	KK	LAND DATE	10/30/2020	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	12,900
TOTAL MARKET OB/XF VALUE	9,727
TOTAL LAND VALUE - MARKET	136,297
TOTAL MARKET VALUE	158,924
SOH/AGL Deduction	36,859
ASSESSED VALUE	122,065
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,065
TOTAL JUST VALUE	158,924
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4398	SIGN	200	09/09/2021
B2503	SIGN	0	05/02/2002
B2504	SIGN	0	05/02/2002
2331	NEW CONSTR	1,500	01/19/2001
2042	CHNGE SRVC	6,300	02/21/1997
1951	CHNGE SRVC	300	04/19/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1664/0838	2/23/2010	WD	Q	I	01	125,000
GRANTOR: THOMAS JOHN DODSON						
GRANTEE: SLEK LLC						
1661/1054	2/01/2010	QC	U	I	11	100
GRANTOR: THOMAS MYRTLE MARGARE						
GRANTEE: THOMAS JOHN DODSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 CAN=[YR=2002] N6 W10 S6 E10$ W21 S32 E2
BAS=[YR=2001] S8 E20 N8 W20$ E22 N32$.

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	0443	STK FNC 6'	0	0	0	0	90.00	LF	10.00	10.00	100	1997	1997	3	20	180	
2	0812	CONCRETE C	0	0	0	0	2,217.00	SF	4.00	4.00	100	2002	2002	3	80	7,094	
3	0803	ASPHALT C	0	0	0	0	3,818.00	SF	1.20	1.20	100	2002	2002	3	50	2,291	
4	0825	BRICK	0	0	6	4	24.00	SF	12.50	12.50	100	1970	1970	3	54	162	

LAND DESCRIPTION

TOTAL OB/XF 9,727

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	CH	117.00	180.00	19,471.00	SF		1.00	1.00	1.00	7.00	7.00	136,297							

REVIEW DATE 08/25/2023 BY HS Total Acres: 0.00 Total Land Value: 136,297 Market: 0 Agricultural: 0 Common: 136,297 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

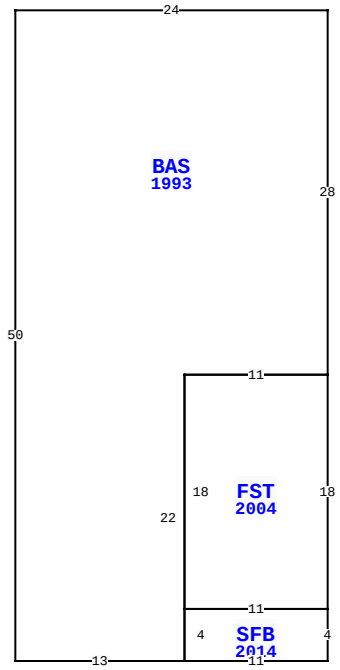
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 80
Exterior Wall	07	ASB SHNGLE 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	1100	STORES, 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	958	100	1993	958	34,206
FST	198	50	2004	99	3,535
SFB	44	80	2014	35	1,250
TOTALS	1,200			1,092	38,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,092	51.1875	71.41	77,980	1970	1975	0	0	0	50.00	50.00

2 RETAILSTOR – 0% - 0 Heated Area: 993 HX Base Yr



542077 US HWY 1, CALLAHAN

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NASSAU COUNTY PROPERTY

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GRANTEE: SLEK LLC						
1661/1054	2/01/2010	QC	U	I	11	100
GRANTOR: THOMAS MYRTLE MARGARE						
GRANTEE: THOMAS JOHN DODSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S50 E13 SFB=[YR=2014] E11 N4 FST=[YR=2004] N18 W11 S18 E11 $ W11 S4$ N22 E11 N28$.

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

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