IN OR 1860/765

A & B HALL PROPERTIES LLC
12534 SUN PALM DR
JACKSONVILLE, FL 32225

2025

51-2N-25-0000-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	07	CORK/VTILE 80
Interior Floo	03	CONC FINSH 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		14 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

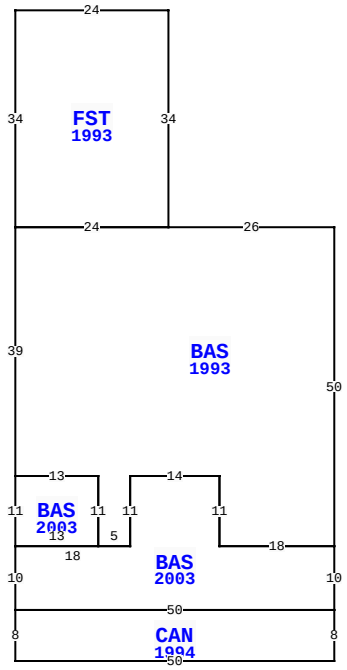
DOR CODE	1720	MEDICAL OFFICE	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,203	100	1993	2,203	181,312
BAS	143	100	2003	143	11,769
BAS	654	100	2003	654	53,826
CAN	400	30	1994	120	9,876
FST	816	50	1993	408	33,579
TOTALS	4,216			3,528	290,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	3,528	89.2701	144.39	509,408	1969	1990	0	0	0	43.00	57.00

1 MDL OFFICE – 0% - 0 Heated Area: 3000 HX Base Yr



542800 US HWY 1, CALLAHAN

BLD DATE	12/27/2024	KWX	LGL DATE		
XF DATE			LAND DATE	05/13/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	290,363
TOTAL MARKET OB/XF VALUE	11,785
TOTAL LAND VALUE - MARKET	162,785
TOTAL MARKET VALUE	464,933
SOH/AGL Deduction	148,747
ASSESSED VALUE	316,186
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	316,186
TOTAL JUST VALUE	464,933
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,593

ALSO SEE ADJCNT LOT : 0017-0000

ANIMAL CLINIC OF NASSAU COUNTY _ AMY S HALL, D.V.M

40X50 CONCRETE PARKING LOT ASSESSED ON LOT 17

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4763-R	REROOF		04/08/2024
B985575	REMODEL	70,000	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1860/0765	6/04/2013	WD	Q	I	01	275,000
GRANTOR: UPCHURCH ELIZABETH						
GRANTEE: A & B HALL PROPERTI						
0795/0255	6/02/1997	WD	Q	I		90,000
GRANTOR: OVERBY KELLY						
GRANTEE: UPCHURCH ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FST=[YR=1993] N34 W24 S34 E24$ W24 S39 BAS=[YR=2003] S11 BAS=[YR=2003] S10 CAN=[YR=1994] S8 E50 N8 W50$ E50 N10 W18 N11 W14 S11 W18$ E13 N11 W13$ E13 S11 E5 N11 E14 S11 E18 N50$.

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	0812	CONCRETE C	0	0	0	0	1,097.00	SF	4.00	4.00	100	1975	1975	3	25	1,097	
2	0810	CONCRETE A	0	0	0	0	493.00	SF	6.50	6.50	100	2000	2000	3	77	2,467	
3	0422	CL FNC 4'	0	0	0	0	196.00	LF	15.00	15.00	100	1990	1990	3	26	764	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1990	1990	3	26	78	
5	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	2005	2005	3	64	995	
6	0424	CL FNC 6'	0	0	0	0	32.00	LF	20.00	20.00	100	2008	2008	3	72	461	
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	72	432	
8	0803	ASPHALT C	0	0	0	0	3,120.00	SF	2.00	2.00	100	2022	2022	3	88	5,491	

LAND DESCRIPTION

TOTAL OB/XF 11,785

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	001901	C	MEDICAL OF	0	0004	INTNS	100.00	333.00	32,557.00	SF		1.00	1.00	1.00	5.00	5.00	162,785							

REVIEW DATE 12/27/2024 BY KWX Total Acres: 0.00 Total Land Value: 162,785 Market: 0 Agricultural: 0 Common: 162,785 PRINTED 07/30/2025 BY SYS