

PT OF SEC 29-2N-25E &
IN OR 2168/489
SEC 51-2N-25E

CALLAHAN FEED & WESTERN WEAR INC/
618357 DR MARTIN LUTHER KING J
CALLAHAN, FL 32011

2025

51-2N-25-0000-0047-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	25	MOD METAL 60								4803	06	5,455	77.9247	35.65	194,471	1988	1988	0	0	0	61.00	39.00	STANDARD																
Exterior Wall	05	AVERAGE 40								1 STOR WAREH - 0% - 0										Heated Area: 5108										HX Base Yr									
Roof Structure	10	STEEL FRME 100																																					
Roof Cover	12	MODULAR MT 100																																					
Interior Wall	01	MINIMUM 100																																					
Interior Floor	03	CONC FINSH 100																																					
Ceiling	04	NONE 100																																					
Air Condition	01	NONE 100																																					
Heating Type	01	NONE 100																																					
Plumbing	05	STEEL 100																																					
Frame	05	STEEL 100																																					
Story Height	10	100																																					
RMS	3	100																																					
Stories	1.	1. 100																																					
Class	00	. 100																																					
Units	0	100																																					
BUD8 Adjustme	01	DIST CA 100																																					
Occupancy	00	OWNER OCC 100																																					
Quality	03	Quality Level 03																																					
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																																		
AOF	108	185	2005	200	2,781																																		
BAS	5,000	100	1993	5,000	69,518																																		
CAN	500	30	1994	150	2,086																																		
ULP	350	30	1993	105	1,460																																		
TOTALS	5,958			5,455	75,844																																		
EXTRA FEATURES																																							
L N	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	84	31	2,604.00	SF	4.00	4.00	100	1990	1990	3	57	5,937																							
2	0430	CL FNC 6B	0	0	0	0	487.00	LF	9.70	9.70	100	1994	1994	3	30	1,417																							
3	0424	CL FNC 6'	0	0	0	0	78.00	LF	20.00	20.00	100	1994	1994	3	30	468																							
4	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	1994	1994	3	30	263																							
5	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	1994	1994	3	30	263																							
6	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	1994	1994	3	30	105																							
7	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	1994	1994	3	30	180																							
8	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1991	1991	3	20	160																							
9	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1988	1988	3	25	225																							
10	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	2021	2021	3	90	720																							
LAND DESCRIPTION										TOTAL OB/XF 9,738																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	MU	0.00	0.00	43,995.00	SF		1.00	1.00	1.00	2.00	2.00	87,990																						
REVIEW DATE 05/13/2022 BY HS Total Acres: 0.00 Total Land Value: 87,990 Market: 0 Agricultural: 0 Common: 87,990 PRINTED 07/30/2025 BY SYS																																							

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