LOTS 9 10 & 11
IN OR 2587/1075
EX R/W IN OR 88 PG 23

SCH HERITAGE LLC
PO BOX 123
CALLAHAN, FL 32011

2025

51-2N-25-4180-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

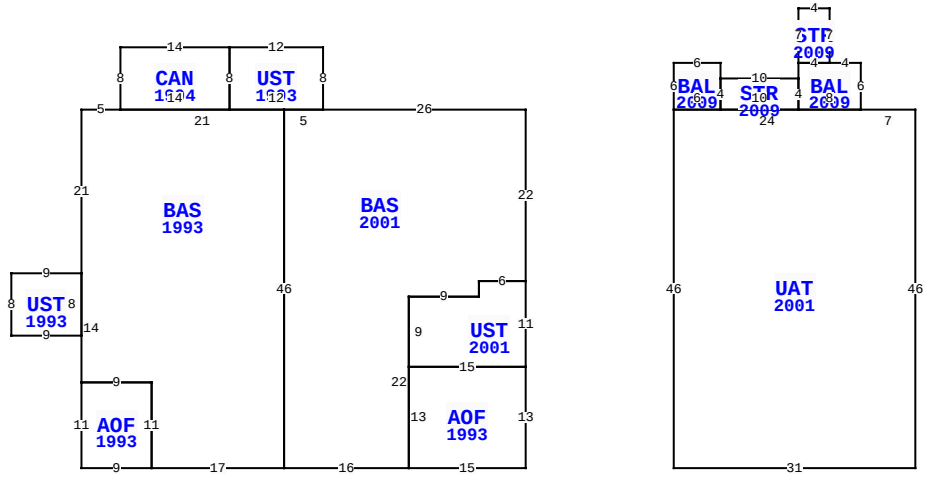
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 70
Interior Wall	05	DRYWALL 30
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		6 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	99	100	1993	99	3,489
AOF	195	100	1993	195	6,872
BAL	36	15	2009	5	176
BAL	48	15	2009	7	247
BAS	1,097	100	1993	1,097	38,660
BAS	1,084	100	2001	1,084	38,201
CAN	112	30	1994	34	1,198
STR	28	10	2009	3	106
STR	40	10	2009	4	141
UAT	1,426	10	2001	143	5,039
TOTALS	4,480			2,797	98,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	2,797	84.2063	117.47	328,564	1953	1970	0	0	20	50.00	30.00

1 RETAILSTOR – 0% - 2023 Heated Area: 2618 HX Base Yr



** This building has 13 Sub-Areas

542588 US HWY 1, CALLAHAN

BLD DATE	09/22/2020	KK	LGL DATE	
XF DATE	09/22/2020	KK	LAND DATE	05/09/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	196,401
TOTAL MARKET OB/XF VALUE	3,394
TOTAL LAND VALUE - MARKET	60,796
TOTAL MARKET VALUE	260,591
SOH/AGL Deduction	0
ASSESSED VALUE	260,591
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	260,591
TOTAL JUST VALUE	260,591
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250001185	REMODEL AND ADDIT	235,902	02/04/2025
B240002289	STORAGE BUILDING	154,056	02/27/2024
230011919	DEMO MH	1,000	09/18/2023
E017726	NEW CONSTR	1,500	02/01/2001
Z980960	FIRE SPRNK	0	02/01/1998
0516	REPAIR/RRF	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/1075	8/26/2022	SW	U	I	11	100
GRANTOR: WILSON MICHAEL & PEGG						
GRANTEE: SCH HERITAGE LLC						
2587/1072	8/26/2022	WD	U	I	16	300,000
GRANTOR: PICKETT RYAN & AUBREY						
GRANTEE: SCH HERITAGE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W26 UST=[YR=1993] N8 W12 CAN=[YR=1994] W14 S8 BAS=[YR=1993] W5 S21 UST=[YR=1993] W9 S8 E9 N8 $ S14 AOF=[YR=1993] S11 E9 N11 W9 $ E9 S11 E17 N46 W21 $ E14 N8 $ S8 E12$ W5 S46 E16 AOF=[YR=1993] E15 N13 UST=[YR=2001] N11 W6 S2 W9 S9 E15$ W15 S13$ N22 E9 N2 E6 N22 $ PTR= E50 UAT=[YR=2001] W7 BAL=[YR=2009] N6 W4 STR=[YR=2009] N7 W4 S7 E4$ W4 S2 STR=[YR=2009] W10 BAL=[YR=2009] N2 W6 S6 E6 N4$ S4 E10 N4$ S4 E8$ W24 S46 E31 N46 $ W50 $.

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	0810	CONCRETE A	0	0	0	0	452.00	SF	6.50	6.50	100	1994	1994	3	66	1,939	
2	0423	CL FNC 5'	0	0	0	0	175.00	LF	6.85	6.85	100	1998	1998	3	42	503	
3	0423	CL FNC 5'	0	0	0	0	112.00	LF	6.85	6.85	100	1998	1998	3	42	322	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1998	1998	3	42	126	
5	0443	STK FNC 6'	0	0	0	0	74.00	LF	10.00	10.00	100	1995	1995	3	20	148	
6	0443	STK FNC 6'	0	0	0	0	56.00	LF	12.50	12.50	100	1998	1998	3	20	140	
7	0978	SECURTY LT	0	0	0	0	2.00	UT	225.00	225.00	100	2000	2000	3	48	216	

LAND DESCRIPTION

TOTAL OB/XF 3,394

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	001200	C	STORE COMB	0	0004	CI	135.00	120.00	12,159.30	SF		1.00	1.00	1.00	5.00	5.00	60,796							

REVIEW DATE 04/17/2024 BY TW Total Acres: 0.00 Total Land Value: 60,796 Market: 0 Agricultural: 0 Common: 60,796 PRINTED 07/30/2025 BY SYS

LOTS 9 10 & 11
IN OR 2587/1075
EX R/W IN OR 88 PG 23

SCH HERITAGE LLC
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CALLAHAN, FL 32011

2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

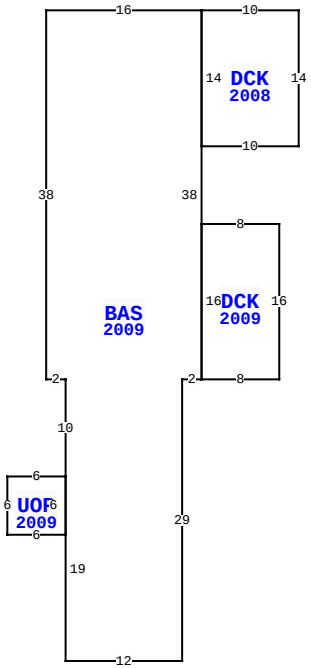
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	956	100	2009	956	94,472
DCK	140	10	2008	14	1,383
DCK	128	10	2009	13	1,285
UOP	36	20	2009	7	692
TOTALS	1,260			990	97,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	990	108.0000	108.00	106,920	2006	2006	0	0	0	8.50	91.50

6 SINGLE FAM – 0% - 2023 Heated Area: 956 HX Base Yr



542588 US HWY 1, CALLAHAN

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XF DATE	09/22/2020	KK	LAND DATE	05/09/2025 DC
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TOTAL JUST VALUE	260,591
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6448	CHNGE SRVC	600	01/24/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/1075	8/26/2022	SW	U	I	11	100
GRANTOR: WILSON MICHAEL & PEGG						
GRANTEE: SCH HERITAGE LLC						
2587/1072	8/26/2022	WD	U	I	16	300,000
GRANTOR: PICKETT RYAN & AUBREY						
GRANTEE: SCH HERITAGE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2008] W10 BAS=[YR=2009] W16 S38 E2 S10
UOP=[YR=2009] W6 S6 E6 N6$ S19 E12 N29 E2 DCK=[YR=2009] E8 N16 W8 S16 $ N38 $ S14 E10 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/17/2024 BY TW Total Acres: 0.00 Total Land Value: 60,796 Market: 0 Agricultural: 0 Common: 60,796 PRINTED 07/30/2025 BY SYS