LOTS 1 & 3 THRU 6
IN OR 1619/1393
BRANDIES 2ND ADD TO CALLAHAN

JOSEPH WILLIAM G
3930 VILLA SAN JOSE DRIVE
JACKSONVILLE, FL 32217-4627

2025

51-2N-25-4190-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 80
Interior Wall	05	DRYWALL 20
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

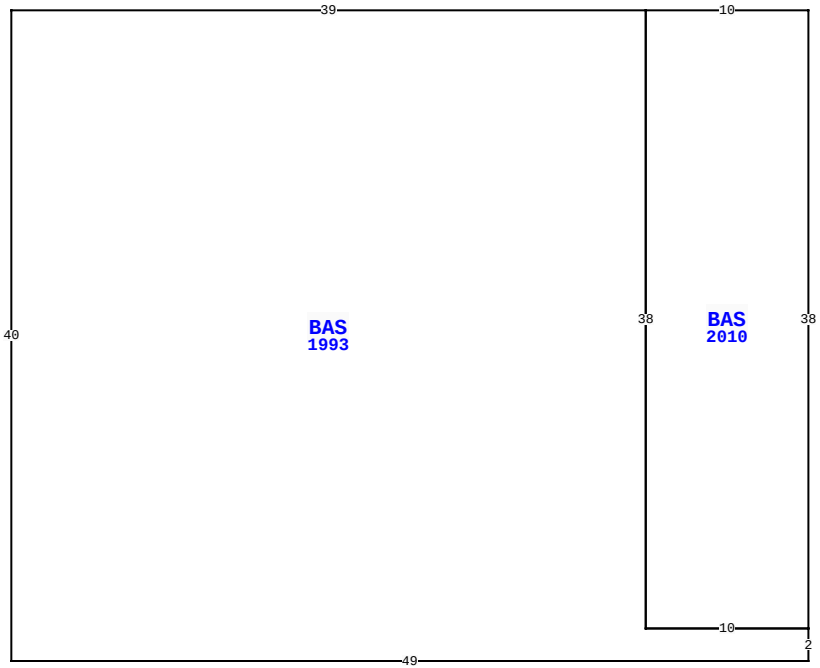
DOR CODE 1410 CONVENIENCE STORES
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,580	100	1993	1,580	81,324
BAS	380	100	2010	380	19,559
TOTALS	1,960			1,960	100,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	1,960	73.1203	90.30	176,988	1966	1990	0	0	0	43.00	57.00

1 CONVESTORE – 0% - 0 Heated Area: 1960 HX Base Yr



542616 US HWY 1, CALLAHAN

BLD DATE	10/02/2020	KK	LGL DATE	
XF DATE	10/02/2020	KK	LAND DATE	05/09/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	100,883
TOTAL MARKET OB/XF VALUE	6,591
TOTAL LAND VALUE - MARKET	366,736
TOTAL MARKET VALUE	474,210
SOH/AGL Deduction	223,620
ASSESSED VALUE	250,590
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,590
TOTAL JUST VALUE	474,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	426,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22482	CO ISSUED	0	07/16/2009
M14672	MECH OTHER	0	07/01/2009
B22482	REMODEL	7,000	05/01/2009
E995733	REMODEL	200	01/03/1999
Z980955	OTHER	0	02/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1619/1393	2/03/2009	WD	U	I	30	100
GRANTOR: JBW PROPERTIES LLC						
GRANTEE: JOSEPH WILLIAM G						
1597/0712	12/15/2008	WD	Q	I		215,000
GRANTOR: HARDWICK JAMES O						
GRANTEE: JBW PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W10 BAS=[YR=1993] W39 S40 E49 N2 W10 N38$ S38 E10 N38$.

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	0803	ASPHALT C	0	0	0	0	5,913.00	SF	2.00	2.00	100	1970	1970	3	50	5,913	
2	0430	CL FNC 6B	0	0	0	0	89.00	LF	9.70	9.70	100	1998	1998	3	42	363	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1998	1998	3	42	126	
4	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	100	1998	1998	3	42	189	

LAND DESCRIPTION

TOTAL OB/XF 6,591

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	001410	C	CONV STORE	0	0004	CI	100.00	135.00	91,684.12	SF		1.00	1.00	0.80	5.00	4.00	366,736							

REVIEW DATE 10/02/2020 BY KK Total Acres: 0.00 Total Land Value: 366,736 Market: 0 Agricultural: 0 Common: 366,736 PRINTED 07/30/2025 BY SYS