

LOT 2
IN OR 2741/1742
BRANDIES 2ND ADD TO CALLAHAN

BUBBLE BLAST CAR WASH LLC
542626 US HWY 1
CALLAHAN, FL 32011

2025

51-2N-25-4190-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	29	NONE 50
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
Fixtures	12	100
Frame	03	MASONRY 100
Story Height	14	100
RMS	1	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	2610	CAR WASH
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	260	100	1993	260	18,837
BAS	580	100	1993	580	42,021
BAS	880	100	1993	880	63,756
TOTALS	1,720			1,720	124,614

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	0	7,953.00	SF	4.80	4.80	75	1989	1989	3	75	28,631	
2	1100	VAC SYSTEM	0	0	0	6.00	UT	960.00	960.00	75	1989	1989	3	75	4,320	
3	4950	BOLLARD	0	0	0	18.00	UT	100.00	100.00	100	1990	1990	3	100	1,800	
4	0400	CONC CURB	0	0	0	88.00	LF	10.50	10.50	100	1990	1990	3	66	610	
5	0446	BOX FNC 6'	0	0	0	108.00	LF	20.00	20.00	100	2010	2010	3	40	864	
6	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	76	456	
7	0972	ST LGHT UN	0	0	0	1.00	UT	1,265.00	1,265.00	100	1989	1989	3	26	329	
8	0972	ST LGHT UN	0	0	0	1.00	UT	1,265.00	1,265.00	100	2015	2015	3	87	1,101	
9	0097	AWNING CN	0	0	0	54.00	SF	65.00	65.00	100	2000	2000	3	40	1,404	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002500	C	SRVC SHOPS	0	0004	CI	100.00	130.00	16,314.60	SF		1.00	1.00	2.30	5.00	11.50	187,618							

MARKET ADJUSTMENTS														HEATED AREA: 1720		HX Base Yr	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND					
2604	04	1,720	94.1535	80.50	138,460	1989	2010	0	0	0	10.00	90.00					
1 CAR/W SELF - 0% - 2025																	
BAS 1993																	
BAS 1993																	
BAS 1993																	

542626 US HWY 1, CALLAHAN

BLD DATE	07/23/2019	KK	LGL DATE	05/13/2025	DC
XF DATE			LAND DATE		
INC DATE			AG DATE		

TOTAL OB/XF 39,515

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6			Tax Dist:				
BUILDING MARKET VALUE				124,614			
TOTAL MARKET OB/XF VALUE				39,515			
TOTAL LAND VALUE - MARKET				187,618			
TOTAL MARKET VALUE				351,747			
SOH/AGL Deduction				0			
ASSESSED VALUE				351,747			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				351,747			
TOTAL JUST VALUE				351,747			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				254,032			
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
19004180		REPAIR/RRF-ROOF		9,000		05/17/2019	
3373		NEW CONSTR		0		01/26/1989	
5660		NEW CONSTR		1,500		01/24/1989	
5452		NEW CONSTR		55,000		01/19/1989	
SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2741/913	10/02/2024	SW	Q	I	01	435,000	
GRANTOR: CALLAHAN CAR WASH LLC							
GRANTEE: BUBBLE BLAST CAR WA							
2741/1742	10/02/2024	SW	U	I	11	100	
GRANTOR: CALLAHAN CAR WASH LLC							
GRANTEE: BUBBLE BLAST CAR WA							
BUILDING NOTES							