LOTS 21 THRU 26
IN OR 2697/1461
BRANDIES 2ND ADD TO

ROCHESTER MICHAEL
28772 FRANKLIN ROAD
HILLIARD, FL 32046

2025

51-2N-25-4190-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

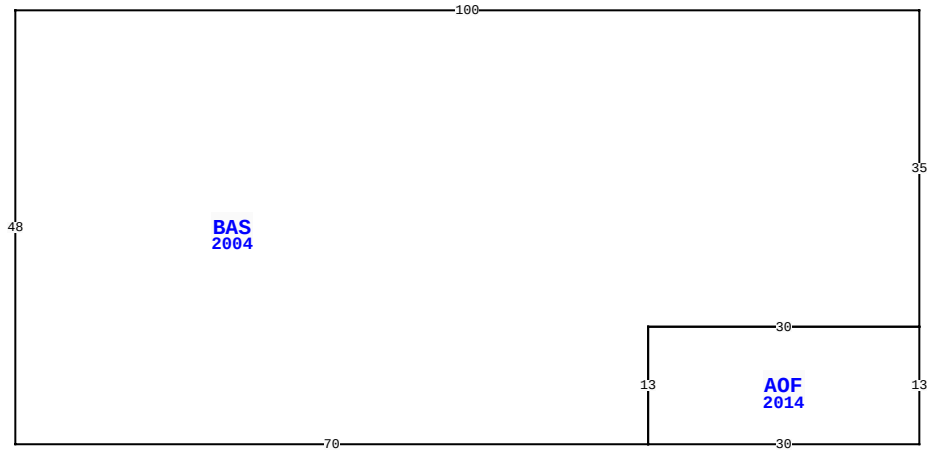
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
DOR CODE	2500	REPAIR SERVICE
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	390	185	2014	722	38,490
BAS	4,410	100	2004	4,410	235,101
TOTALS	4,800			5,132	273,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	5,132	74.9088	64.23	329,628	2004	2004	0	0	0	17.00	83.00

1 SERV SHOP – 0% - 0 Heated Area: 4800 HX Base Yr



542672 US HWY 1, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	273,591
TOTAL MARKET OB/XF VALUE	10,472
TOTAL LAND VALUE - MARKET	189,125
TOTAL MARKET VALUE	473,188
SOH/AGL Deduction	116,894
ASSESSED VALUE	356,294
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	356,294
TOTAL JUST VALUE	473,188
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	402,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P8166	NEW CONSTR	0	06/01/2004
B12901	NEW CONSTR	65,773	05/01/2004
B951671	DEMOLITION	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/1461	1/31/2024	QC	U	I	11	100
GRANTOR: ROCHESTER DEBRA						
GRANTEE: ROCHESTER MICHAEL						
1187/1095	11/10/2003	TD	Q	V		40,000
GRANTOR: ADKINS E MAX TRUSTEE						
GRANTEE: ROCHESTER MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W100 S48 E70 AOF=[YR=2014] E30 N13 W30 S13$ N13 E30 N35$.

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	5,820.00	SF	2.00	2.00	100	2004	2004	3	52	6,053	
2	0812	CONCRETE C	0	0	107	3	1,236.00	SF	4.00	4.00	100	2004	2004	3	83	4,104	
3	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	2004	2004	3	21	252	
4	0443	STK FNC 6'	0	0	0	0	30.00	LF	10.00	10.00	100	2004	2004	3	21	63	

LAND DESCRIPTION

TOTAL OB/XF 10,472

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	002500	C	SRVC SHOPS	0	0004	CI	180.00	200.00	37,825.00	SF		1.00	1.00	1.00	5.00	5.00	189,125							

REVIEW DATE 10/02/2020 BY KK Total Acres: 0.87 Total Land Value: 189,125 Market: 0 Agricultural: 0 Common: 189,125 PRINTED 07/30/2025 BY SYS