

SW 313 FT OF LOT 13 EX R/W
IN OR 1445/288
EAST GRAY GABLES SUB PB 2/50

GREEN JOSEPH BRIAN
D/B/A GREEN'S ROD SHOP &, RESTORATIONS
CALLAHAN, FL 32011

2026

04-1N-25-2760-0013-0020



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 60			
Interior Wall	01	MINIMUM 40			
Interior Floo	03	CONC FINSH 100			
Ceiling	04	NONE 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Fixtures		10 100			
Frame	05	STEEL 100			
Story Height		16 100			
RMS		4 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	OWNER OCC 100			
Quality		03	Quality Level 03		
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	1,038	100	2005	1,038	49,844
BAS	5,962	100	2004	5,962	286,291
UST	96	40	2005	38	1,825
TOTALS	7,096			7,038	337,959

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2501	04	7,038	64.5280	58.56	412,145	2004	2004	0	0	0 18.00	82.00
1 SERV SHOP		0% - 0		Heated Area: 7000				HX Base Yr			

BLD DATE	04/16/2025	KW	LGL DATE	
XF DATE	04/16/2025	KW	LAND DATE	05/12/2026

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				6
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
																								VALUATION BY					STANDARD					
																								Tax Group: 6					Tax Dist:					
																								BUILDING MARKET VALUE					337,959					
																								TOTAL MARKET OB/XF VALUE					67,263					
																								TOTAL LAND VALUE - MARKET					213,858					
																								TOTAL MARKET VALUE					619,080					
																								SOH/AGL Deduction					112,262					
																								ASSESSED VALUE					506,818					
																								TOTAL EXEMPTION VALUE					0					
																								BASE TAXABLE VALUE					506,818					
																								TOTAL JUST VALUE					619,080					
																								NCON VALUE					0					
																								INCOME VALUE										
																								PREVIOUS YEAR MKT VALUE					576,046					