PT SW1/4 OF SW1/4 OF
SEC 4-2N-26E IN OR 2087/1133

451688 STATE ROAD 200 LLC
451688 SR 200
CALLAHAN, FL 32011

2026

04-2N-26-0000-0004-0040

BUILDING CHARACTERISTICS

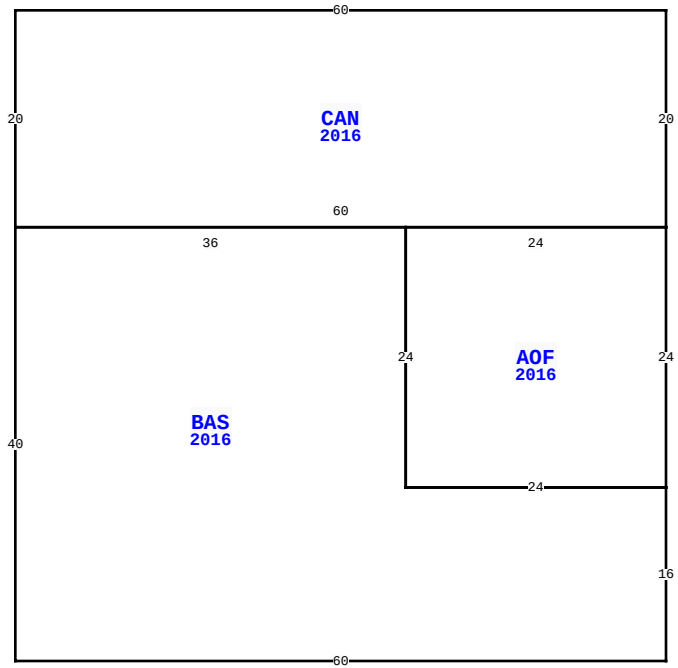
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	4001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	576	185	2016	1,066	48,181
BAS	1,824	100	2016	1,824	82,441
CAN	1,200	30	2016	360	16,271
TOTALS	3,600			3,250	146,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	3,250	102.3194	48.60	157,950	2016	2016	0	0	0	7.00	93.00

1 STOR WAREH 0% - 0 Heated Area: 2400 HX Base Yr



BLD DATE	12/31/2020	KK	LGL DATE
XF DATE	12/31/2020	KK	LAND DATE 05/09/2025 DC
INC DATE			AG DATE

451688 SR 200, CALLAHAN

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	282,057
TOTAL MARKET OB/XF VALUE	10,255
TOTAL LAND VALUE - MARKET	331,920
TOTAL MARKET VALUE	624,232
SOH/AGL Deduction	239,984
ASSESSED VALUE	384,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	384,248
TOTAL JUST VALUE	624,232
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	616,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004601	GARAGE	174,792	05/28/2020
20003400	NEW CONSTR-STOR B	174,792	05/28/2020
B1531234	CO ISSUED	0	03/30/2016
B1531234	NEW CONSTR	169,924	10/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2087/1133	11/28/2016	WD	U	I	11	100
GRANTOR: LATHROP JASON CHRISTO						
GRANTEE: 451688 STATE ROAD 2						
1952/0895	12/11/2014	WD	U	V	40	80,000
GRANTOR: JONES LEONARD BRUCE &						
GRANTEE: LATHROP JASON CHRIS						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2016] W60 S20 BAS=[YR=2016] S40 E60 N16 AOF=[YR=2016] N24 W24 S24 E24$ W24 N24 W36$ E60 N20$.

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	0422	CL FNC 4'	0	0	0	0	354.00	LF	15.00	15.00	100	2009	2009	3	72	3,823	
2	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2009	2009	3	72	504	
3	0811	CONCRETE B	0	0	60	20	1,200.00	SF	5.20	5.20	100	2016	2016	3	95	5,928	

LAND DESCRIPTION

TOTAL OB/XF 10,255

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	CG	0.00	0.00	110,640.00	SF		1.00	1.00	1.00	3.00	3.00	331,920							

REVIEW DATE 04/24/2024 BY DC Total Acres: 2.54 Total Land Value: 331,920 Market: 0 Agricultural: 0 Common: 331,920 PRINTED 07/09/2026 BY SYS

PT SW1/4 OF SW1/4 OF
SEC 4-2N-26E IN OR 2087/1133

451688 STATE ROAD 200 LLC
451688 SR 200
CALLAHAN, FL 32011

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

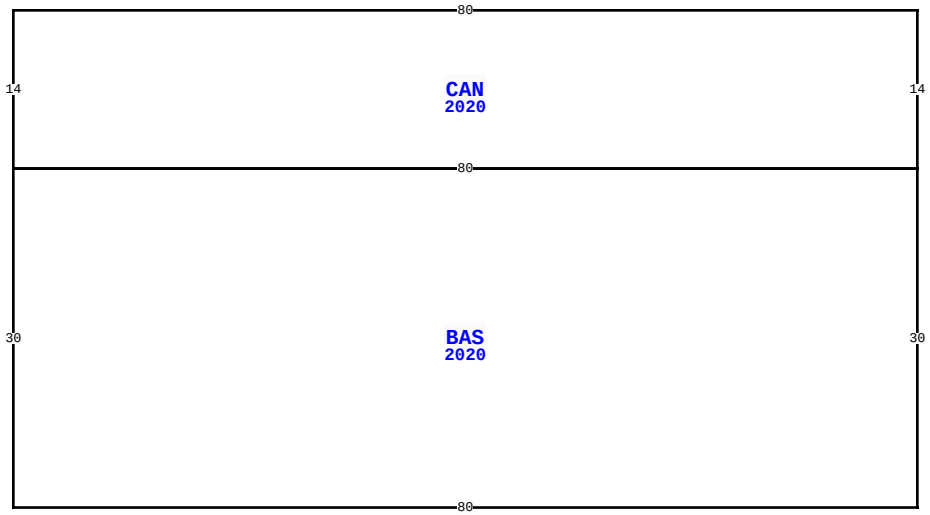
DOR CODE 2500 REPAIR SERVICE
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 4001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2020	2,400	118,564
CAN	1,120	30	2020	336	16,599
TOTALS	3,520			2,736	135,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,736	108.3274	51.46	140,795	2020	2020	0	0	0	4.00	96.00

2 STOR WAREH 0% - 0 Heated Area: 2400 HX Base Yr



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451688 SR 200, CALLAHAN

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1952/0895	12/11/2014	WD	U	V	40	80,000
GRANTOR: JONES LEONARD BRUCE &						
GRANTEE: LATHROP JASON CHRIS						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2020] W80 S14 BAS=[YR=2020] S30 E80 N30 W80$ E80 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/24/2024 BY DC Total Acres: 2.54 Total Land Value: 331,920 Market: 0 Agricultural: 0 Common: 331,920 PRINTED 07/09/2026 BY SYS