PT SW1/4 OF SE1/4 OF
SEC 5-2N-26E IN OR 2508/809
(EX R/W OR 1048/1414)

LATHROP ENTERPRISES LLC
451688 SR 200
CALLAHAN, FL 32011

2026

05-2N-26-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

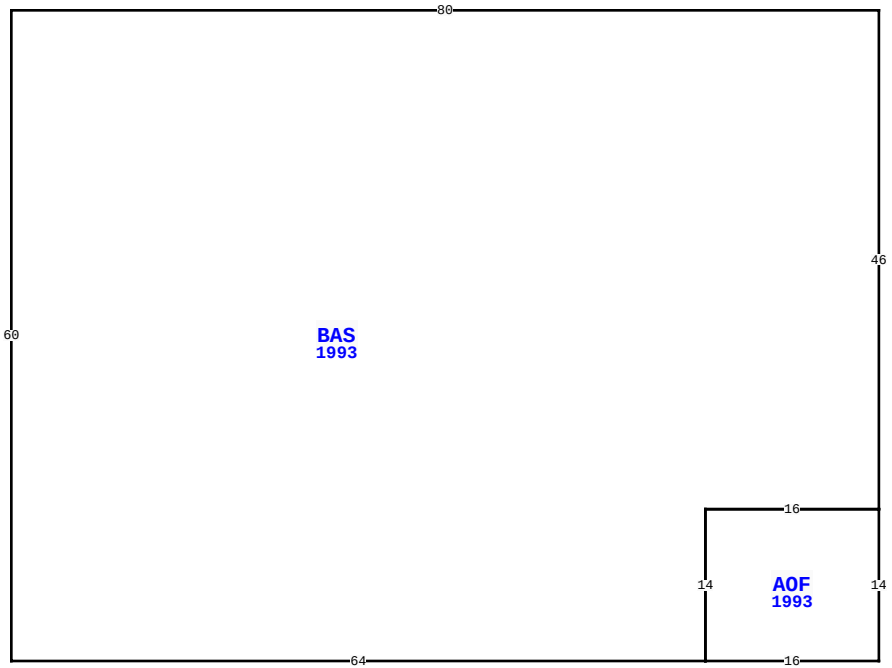
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
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	224	100	1993	224	3,965
BAS	4,576	100	1993	4,576	80,995
TOTALS	4,800			4,800	84,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	04	4,800	71.1552	35.40	169,920	1972	1972	0	0	0	50.00	50.00

1 GARAGE 0% - 0 Heated Area: 4800 HX Base Yr



451573 SR 200, CALLAHAN

BLD DATE	04/16/2025	KW	LGL DATE		
XF DATE	04/16/2025	KW	LAND DATE	05/11/2026	DC
INC DATE	07/23/2025	REA	AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	741,157
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	741,157
SOH/AGL Deduction	287,880
ASSESSED VALUE	453,277
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	453,277
TOTAL JUST VALUE	741,157
NCON VALUE	0
INCOME VALUE	741157
PREVIOUS YEAR MKT VALUE	726,804

REAR BLDGS ARE USED AS OFFICE SPACE

REAR FENCED SECTION OF PROPERTY IS USED AS RV + TR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2009401	REPAIR/RRF	860	10/07/2020
20003985	ROOF	6,000	05/27/2020
19006262	ROOF	6,200	07/23/2019
R1615190	ROOF	18,000	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/0809	10/26/2021	WD	U	I	30	306,000
GRANTOR: ARCTIC AIR OF NORTHER						
GRANTEE: LATHROP ENTERPRISES						
2354/1294	4/17/2020	WD	Q	I	01	425,000
GRANTOR: ZAIDI ZAHID HUSSAIN &						
GRANTEE: ARCTIC AIR NORTHERN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W80 S60 E64 AOF=[YR=1993] E16 N14 W16 S14$ N14 E16 N46$.

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	0812	CONCRETE C	0	0	0	0	9,200.00	SF	4.00	4.00	100	1980	1980	3	29	10,672	
2	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	1972	1972	3	20	80	
3	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00	100	2000	2000	3	45	2,099	
4	0803	ASPHALT C	0	0	0	0	1,680.00	SF	2.00	2.00	100	2003	2003	3	50	1,680	
5	0422	CL FNC 4'	0	0	0	0	387.00	LF	15.00	15.00	100	2003	2003	3	55	3,193	
6	0430	CL FNC 6B	0	0	0	0	1,100.00	LF	9.70	9.70	100	2025	2022		96	10,243	
7	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	2025	2022		96	576	
8	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2025	2024		97	8,381	

LAND DESCRIPTION

TOTAL OB/XF 36,924

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	152,460.00	SF		1.00	1.00	1.00	4.25	4.25	647,955							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.50 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

PT SW1/4 OF SE1/4 OF
SEC 5-2N-26E IN OR 2508/809
(EX R/W OR 1048/1414)

LATHROP ENTERPRISES LLC
451688 SR 200
CALLAHAN, FL 32011

2026

05-2N-26-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

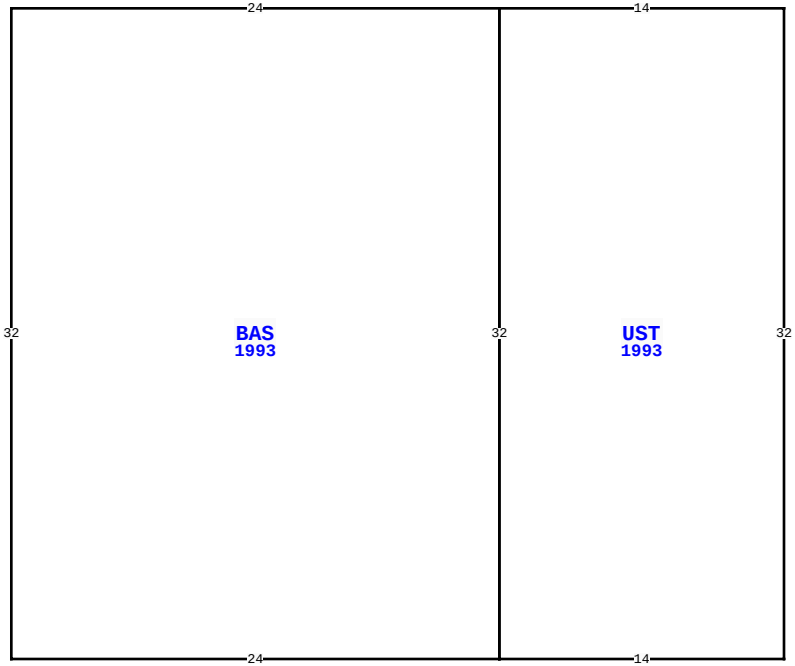
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	768	100	1993	768	29,420
UST	448	40	1993	179	6,857
TOTALS	1,216			947	36,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	947	91.6650	136.81	129,559	1970	1980	0	0	0	72.00	28.00

2 OFFICE 0% - 0 Heated Area: 768 HX Base Yr



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XF DATE	04/16/2025	KW	LAND DATE 05/11/2026 DC
INC DATE	07/23/2025	REA	AG DATE

451573 SR 200, CALLAHAN

VALUATION SUMMARY

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Tax Group: 4	Tax Dist:
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TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	741,157
SOH/AGL Deduction	287,880
ASSESSED VALUE	453,277
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	453,277
TOTAL JUST VALUE	741,157
NCON VALUE	0
INCOME VALUE	741157
PREVIOUS YEAR MKT VALUE	726,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/0809	10/26/2021	WD	U	I	30	306,000
GRANTOR: ARCTIC AIR OF NORTHER						
GRANTEE: LATHROP ENTERPRISES						
2354/1294	4/17/2020	WD	Q	I	01	425,000
GRANTOR: ZAIDI ZAHID HUSSAIN &						
GRANTEE: ARCTIC AIR NORTHERN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-14,0] W24 S32 E24 N32 $
UST=[YR=1993;ORIG=-14,0] E14 S32 W14 N32 $
.

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 01/01/2023 BY CD Total Acres: 3.50 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

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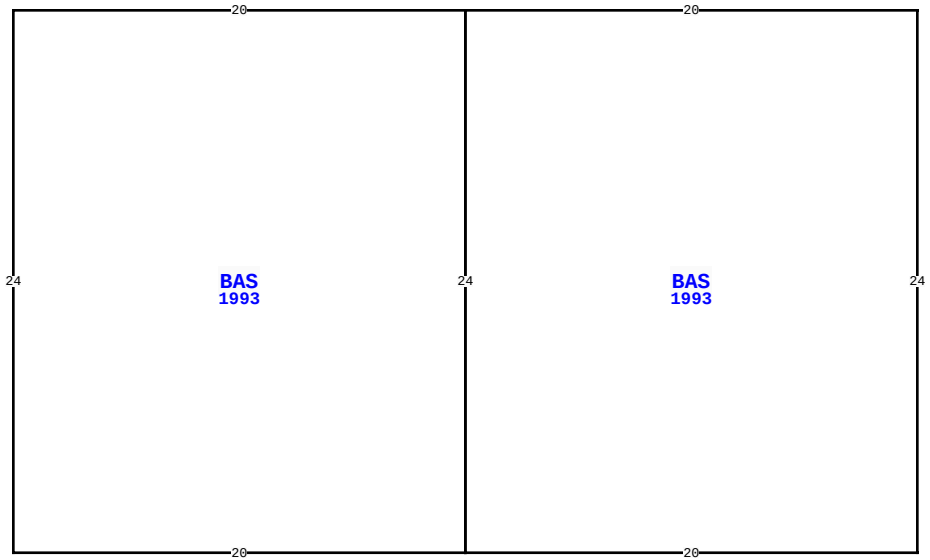
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	4001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	1993	480	18,008
BAS	480	100	1993	480	18,008
TOTALS	960			960	36,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	960	89.7750	133.99	128,630	1965	1980	0	0	0	72.00	28.00

3 OFFICE 0% - 0 Heated Area: 960 HX Base Yr



451573 SR 200, CALLAHAN

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TOTAL JUST VALUE	741,157
NCON VALUE	0
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PREVIOUS YEAR MKT VALUE	726,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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2354/1294	4/17/2020	WD	Q	I	01	425,000
GRANTOR: ZAIDI ZAHID HUSSAIN &						
GRANTEE: ARCTIC AIR NORTHERN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-20,0] W20 S24 E20 N24 $
BAS=[YR=1993;ORIG=-20,0] E20 S24 W20 N24 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.50 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS