

**MDRM HOLDINGS LLC**  
33059 TUPELO LANE  
CALLAHAN, FL 32011

**05-3N-24-2360-0006-0000**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall  
Roof Structure

1704CB STUCCO 100  
WOOD TRUSS 100

Roof Cover  
Interior Wall

1205MODULAR MT 100  
DRYWALL 100

Interior Floor  
Ceiling

0301CONC FINSH 100  
FIN.SUSPD 100

Air Condition  
Heating Type

0304CENTRAL 100  
AIR DUCTED 100

Fixtures  
Frame

0304MASONRY 100  
10 100

Stories  
Units

1.011. 100  
0 100

BUD8 Adjustme  
Occupancy

0400DIST 01 100  
NONE 100

Quality

0404Quality Level 04

DOR CODE

1700OFFICE BUILDINGS

MAP NUM

MKT AREA09

NEIGHBORHOOD/LOC

9002.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,28810019931,288145,538

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

1701041,288100.9470150.66194,050196020000025.0075.00

1 OFFICE0% - 2025Heated Area: 1288HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE210,517

TOTAL MARKET OB/XF VALUE8,617

TOTAL LAND VALUE - MARKET108,465

TOTAL MARKET VALUE327,599

SOH/AGL Deduction0

ASSESSED VALUE327,599

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE327,599

TOTAL JUST VALUE327,599

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE321,846

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2731/1228/09/2024WDQI01350,000

GRANTOR: FAHLGREN STEVEN M & K

GRANTEE:MDRM HOLDINGS LLC

1416/15215/30/2006WDQI01225,000

GRANTOR: STRICKLAND ALVIN J &

GRANTEE:DAVIS JULIAS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S28 E46 N28 \$ .

EXTRA FEATURES

552382 US HWY 1, HILLIARD

BLD DATE12/27/2024KW LGL DATE12/27/2024KW LAND DATE05/14/2026DC INC DATE

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICERIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C100009,130.00SF4.004.00100196019603207,304

20402CONC BUMPE100002.00UT25.0025.001002010201039246

30443STK FNC 6'10000100.00LF10.0010.001002025202497970

40463FENCE GATE100001.00UT300.00300.001002025202499297

LAND DESCRIPTION

TOTAL OB/XF8,617

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001700C1STORY OFF00004OR0.000.0072,310.00SF1.001.001.001.501.50108,465

REVIEW DATE04/29/2025BY DC

Total Acres: 0.00Total Land Value: 108,465Market: 0Agricultural: 0Common: 108,465PRINTED 07/09/2026 BY SYS



| BUILDING CHARACTERISTICS |                  |                       |                  |              |                      |
|--------------------------|------------------|-----------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION          |                  |              |                      |
| Exterior Wall            | 30               | VINYL 100             |                  |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100         |                  |              |                      |
| Roof Cover               | 12               | MODULAR MT 100        |                  |              |                      |
| Interior Wall            | 05               | DRYWALL 100           |                  |              |                      |
| Interior Floor           | 14               | CARPET 70             |                  |              |                      |
| Interior Floor           | 13               | LVT/LAMNT 30          |                  |              |                      |
| Air Condition            | 03               | CENTRAL 100           |                  |              |                      |
| Heating Type             | 04               | AIR DUCTED 100        |                  |              |                      |
| Bedrooms                 |                  | 3 100                 |                  |              |                      |
| Bathrooms                |                  | 2 100                 |                  |              |                      |
| Frame                    | 02               | WOOD FRAME 100        |                  |              |                      |
| Stories                  | 1.               | 1. 100                |                  |              |                      |
| Units                    |                  | 0 100                 |                  |              |                      |
|                          |                  |                       |                  |              |                      |
|                          |                  |                       |                  |              |                      |
| Quality                  |                  | 03                    | Quality Level 03 |              |                      |
| DOR CODE                 |                  | 1700 OFFICE BUILDINGS |                  |              |                      |
| MAP NUM                  |                  | MKT AREA              |                  |              | 09                   |
| NEIGHBORHOOD/LOC         |                  | 9002.00               |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE           | YEAR             | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,423            | 100                   | 2006             | 1,423        | 62,688               |
| DCK                      | 173              | 15                    | 2006             | 26           | 1,145                |
| DCK                      | 176              | 15                    | 2007             | 26           | 1,145                |
|                          |                  |                       |                  |              |                      |
| TOTALS                   | 1,772            |                       |                  | 1,475        | 64,979               |

| MARKET ADJUSTMENTS  |     |           |             |                |                |      |      |      |      |   |       |        |  |
|---------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0820                | 02  | 1,475     | 123.4000    | 104.89         | 154,713        | 1989 | 2000 | 0    | 0    | 0 | 58.00 | 42.00  |  |
| 2 M/H 93- 0% - 2025 |     |           |             |                |                |      |      |      |      |   |       |        |  |
| Heated Area: 1423   |     |           |             |                |                |      |      |      |      |   |       |        |  |
| HX Base Yr          |     |           |             |                |                |      |      |      |      |   |       |        |  |
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