

PT LOTS 1,2 BLOCK 3
IN OR 2538/1023 &
LOTD 3,4 BLOCK 1

HAGAN DONALD AMENDED & RESTATED LVG TRUST/HAGAN AN
615896 RIVER RD
CALLAHAN, FL 32011

2026

08-3N-24-2380-0001-0030



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	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	05	STEEL 100
Story Height		18 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

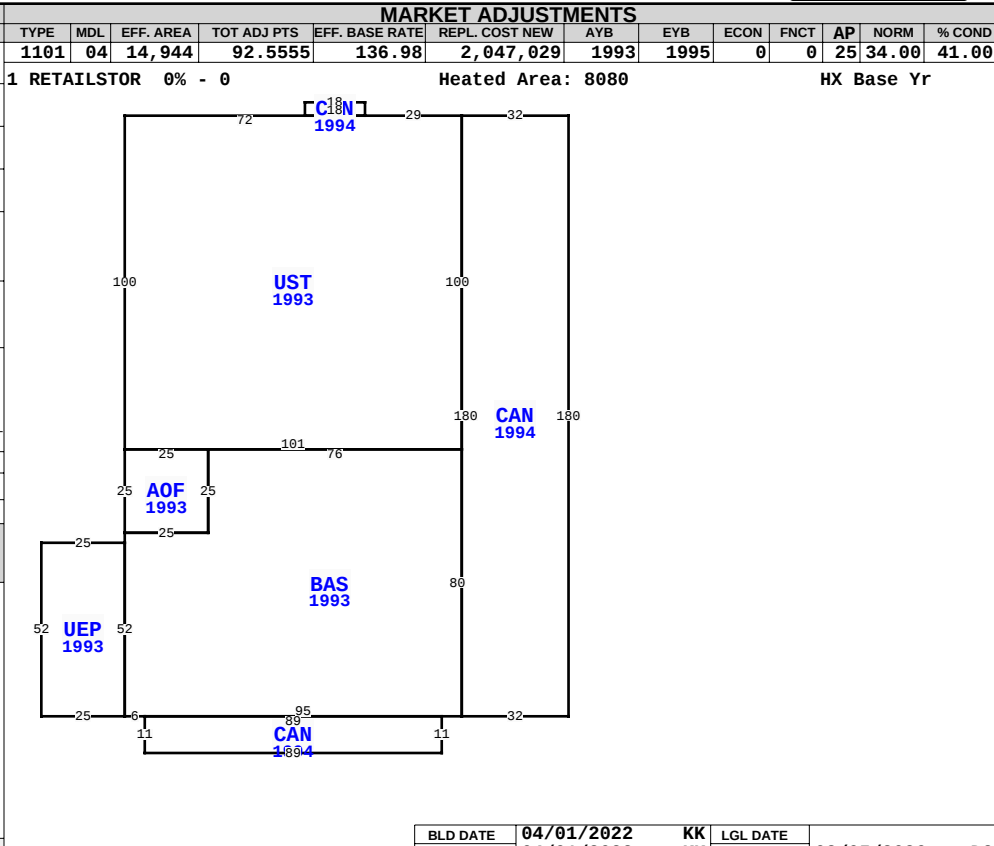
Quality	02	Quality Level 02
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA
		06

NEIGHBORHOOD/LOC					
6002.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	625	100	1993	625	35,101
BAS	7,455	100	1993	7,455	418,686
CAN	72	30	1994	22	1,236
CAN	979	30	1994	294	16,512
CAN	5,760	30	1994	1,728	97,047
UEP	1,300	60	1993	780	43,806
UST	10,100	40	1993	4,040	226,894

TOTALS	26,291			14,944	839,282
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	1,120.00	SF	6.50
2	0803	ASPHALT C	0	0	0	0	73,475.00	SF	2.00
3	0402	CONC BUMPE	0	0	0	0	14.00	UT	25.00
4	0424	CL FNC 6'	0	0	0	0	69.00	LF	20.00
5	0430	CL FNC 6B	0	0	0	0	950.00	LF	9.70
6	0443	STK FNC 6'	0	0	0	0	33.00	LF	10.00
7	0425	CL FNC 8'	0	0	0	0	101.00	LF	10.65
8	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00
9	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00
10	0400	CONC CURB	0	0	0	0	381.00	LF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001100	C	STORE 1FLR	0	0004	C-1	0.00	0.00	210,830.00



BLD DATE	04/01/2022	KK	LGL DATE	
XF DATE	04/01/2022	KK	LAND DATE	02/05/2026
INC DATE		KK	AG DATE	DC

BLD DATE	XF DATE	INC DATE	KK	KK	LGL DATE	LAND DATE	AG DATE
04/01/2022	04/01/2022		KK	KK		02/05/2026	DC

TOTAL OB/XF									
85,876									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001100	C	STORE 1FLR	0	0004	C-1	0.00	0.00	210,830.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					839,282				
TOTAL MARKET OB/XF VALUE					94,643				
TOTAL LAND VALUE - MARKET					442,743				
TOTAL MARKET VALUE					1,376,668				
SOH/AGL Deduction					0				
ASSESSED VALUE					1,376,668				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,376,668				
TOTAL JUST VALUE					1,376,668				
NCON VALUE					0				
INCOME VALUE					1296988				
PREVIOUS YEAR MKT VALUE					1,296,988				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9302024	NEW CONSTR	293,000	02/12/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2538/1023	2/09/2022	WD	U	I	11	100	
GRANTOR: HAGAN DONALD G LIVING							
GRANTEE: HAGAN DONALD G AMEN							
0689/0918	10/01/1993	QC	U	V	09	100	
GRANTOR: HAGAN DONALD & ANN							
GRANTEE: HAGAN DONALD ETAL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
CAN=[YR=1994] W32 UST=[YR=1993] W29 CAN=[YR=1994] N4 W18 S4 E18\$ W72 S100 AOF=[YR=1993] S25 BAS=[YR=1993] S3 UEP=[YR=1993] W25 S52 E25 N52\$ S52 E6 CAN=[YR=1994] S11 E89 N11 W89\$ E95 N80 W76 S25 W25\$ E25 N25 W25\$ E101N100\$ S180 E32 N180\$.									

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REVIEW DATE	01/01/2023	BY	CD	Total Acres: 4.84	Total Land Value: 442,743	Market: 0	Agricultural: 0	Common: 442,743	PRINTED 07/09/2026 BY SYS
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