

D&J MOTORSPORTS PROMOTION INC
540271 LEM TURNER RD
CALLAHAN, FL 32011

17-2N-25-0000-0005-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	15	CONC BLOCK 100								3803	04	170	68.0400	121.79	20,704	2014	2014	0	0	13.75	86.25	VALUATION BY								STANDARD									
Roof Structure	04	WOOD TRUSS 100								1 RSTRM BLDG 0% - 0										Heated Area: 170										HX Base Yr									
Roof Cover	03	COMP SHNGL 100								17 10 BAS 2014 17										BUILDING MARKET VALUE										43,014									
Interior Wall	01	MINIMUM 100																		TOTAL MARKET OB/XF VALUE										105,292									
Interior Floor	03	CONC FINSH 100																		TOTAL LAND VALUE - MARKET										642,500									
Ceiling	04	NONE 100																		TOTAL MARKET VALUE										531,066									
Air Condition	01	NONE 100																		SOH/AGL Deduction										158,230									
Heating Type	01	NONE 100																		ASSESSED VALUE										372,836									
Fixtures		5 100																		TOTAL EXEMPTION VALUE										0									
Frame	03	MASONRY 100																		BASE TAXABLE VALUE										372,836									
Story Height		8 100																		TOTAL JUST VALUE										790,806									
RMS		2 100																		NCON VALUE										0									
Stories	1.	1. 100								INCOME VALUE																													
Units		0 100								PREVIOUS YEAR MKT VALUE										711,802																			
Occupancy	00	NONE 100																																					
Quality		03	Quality Level 03																																				
DOR CODE		3700	RACE TRACKS																																				
MAP NUM			MKT AREA								08																												
NEIGHBORHOOD/LOC		8026.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	170	100	2014	170	17,857																																		
TOTALS		170			170	17,857																																	
EXTRA FEATURES										543455 US HWY 1, CALLAHAN																													
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																						
1	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2014	2014	3	55	1,320																							
2	0803	ASPHALT C	0	0	0	0	1,503.00	SF	2.00	2.00	100	2014	2014	3	70	2,104																							
3	0464	FNC GT 10'	0	0	0	0	3.00	UT	350.00	350.00	100	2010	2010	3	74	777																							
4	0351	CARPORT MT	0	0	20	12	240.00	SF	10.00	10.00	100	2012	2012	3	45	1,080																							
5	0810	CONCRETE A	1	0	22	6	132.00	SF	6.50	6.50	100	2012	2012	3	91	781																							
6	0810	CONCRETE A	1	0	0	0	160.00	SF	6.50	6.50	100	2014	2014	3	93	967																							
7	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2014	2014	3	100	400																							
8	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2014	2014	3	95	24																							
9	0812	CONCRETE C	0	0	0	0	1,364.00	SF	4.00	4.00	100	2014	2014	3	93	5,074																							
10	0473	VF 3 RAIL	0	0	0	0	681.00	LF	7.50	7.50	100	2013	2013	3	81	4,137																							
LAND DESCRIPTION										TOTAL OB/XF										16,664																			
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															
1	003700	C	RACE TRACK	0	0004	OR	0.00	0.00	6.00	AC		1.00	1.00	1.60	3,000.00	4,800.00	28,800																						
2	009900	C	ACREAGE NON-	0		OR	0.00	0.00	31.90	AC		1.00	1.00	1.00	11,000.00	11,000.00	350,900																						
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	170.00	170.00	3,060																						
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	262,800																						
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 55.90		Total Land Value: 382,760		Market: 262,800		Agricultural: 3,060		Common: 379,700		PRINTED 07/09/2026 BY SYS																							

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																									VALUATION BY									
																									STANDARD									
																									Tax Group: 6									
																									Tax Dist:									
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