

L & D REALTY CAPITAL LLC
PO BOX 312
CALLAHAN, FL 32011

19-2N-25-0000-0137-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY								PAGE 1 of 2		6											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	15	CONC BLOCK 100				4101	06	8,092	72.8125	41.14	332,905	1956	1966	0	0	0	50.00	50.00	VALUATION BY				STANDARD														
Roof Structure	04	WOOD TRUSS 100				1 LGHT MANUF 0% - 0												Heated Area: 4437				HX Base Yr				Tax Group: 6				Tax Dist:							
Roof Cover	03	COMP SHNGL 100																								BUILDING MARKET VALUE				166,452							
Interior Wall	01	MINIMUM 100																								TOTAL MARKET OB/XF VALUE				13,915							
Interior Floor	03	CONC FINSH 100																								TOTAL LAND VALUE - MARKET				154,560							
Ceiling	04	NONE 100																								TOTAL MARKET VALUE				334,927							
Air Condition	01	NONE 100																								SOH/AGL Deduction				0							
Heating Type	01	NONE 100																								ASSESSED VALUE				334,927							
Plumbing		5 100																								TOTAL EXEMPTION VALUE				0							
Frame	03	MASONRY 100																								BASE TAXABLE VALUE				334,927							
Story Height		15 100																								TOTAL JUST VALUE				334,927							
RMS		5 100																								NCON VALUE				0							
Stories	1.5	1.5 100																								INCOME VALUE				2767729							
Class	00	. 100																								PREVIOUS YEAR MKT VALUE				321,164							
Units		0 100																																			
BUD8 Adjustme	06	DIST 1D 100																																			
Occupancy	00	OWNER OCC 100																																			
Quality		02 Quality Level 02																																			
DOR CODE	4100	LIGHT MANUFACTURE																																			
MAP NUM		MKT AREA		08																																	
NEIGHBORHOOD/LOC		1290.100																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
AOF	525	185	1993	971	19,974																																
APT	555	250	1993	1,388	28,551																																
BAS	432	100	1993	432	8,886																																
BAS	1,155	100	1993	1,155	23,759																																
BAS	1,770	100	1993	1,770	36,409																																
FCP	3,680	60	2009	2,208	45,419																																
FST	240	70	1993	168	3,456																																
TOTALS	8,357			8,092	166,452																																
EXTRA FEATURES						542659 US HWY 1, CALLAHAN												BLD DATE 10/02/2020				KK				LGL DATE				05/12/2026				DC			
																		XF DATE								LAND DATE											
																		INC DATE								AG DATE											
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	0803	ASPHALT C	0	0	0	0	10,236.00	SF	1.50	1.50	100	1985	1985	3	50	7,677																					
2	0430	CL FNC 6B	0	0	0	0	380.00	LF	9.70	9.70	100	1991	1991	3	26	958																					
3	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1991	1991	3	26	195																					
4	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	1991	1991	3	26	312																					
5	0811	CONCRETE B	0	0	22	24	528.00	SF	5.20	5.20	100	1993	1993	3	62	1,702																					
6	6001	ROLLUP DR	0	0	12	14	3.00	UT	400.00	400.00	100	1975	1975	3	20	240																					
7	6001	ROLLUP DR	0	0	9	10	1.00	UT	400.00	400.00	100	1975	1975	3	20	80																					
8	0097	AWNING CN	0	0	10	8	8.00	SF	48.75	48.75	100	2004	2004	3	40	156																					
9	0097	AWNING CN	0	0	11	10	10.00	SF	48.75	48.75	100	2004	2004	3	40	195																					
10	0351	CARPORT MT	0	0	25	18	450.00	SF	10.00	10.00	100	2004	2004	3	20	900																					
LAND DESCRIPTION						TOTAL OB/XF 12,415																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	004100	C	LIGHT MFG.	0	0004	CI	170.00	190.00	29,440.00	SF		1.00	1.00	1.00	5.25	5.25	154,560																				

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