

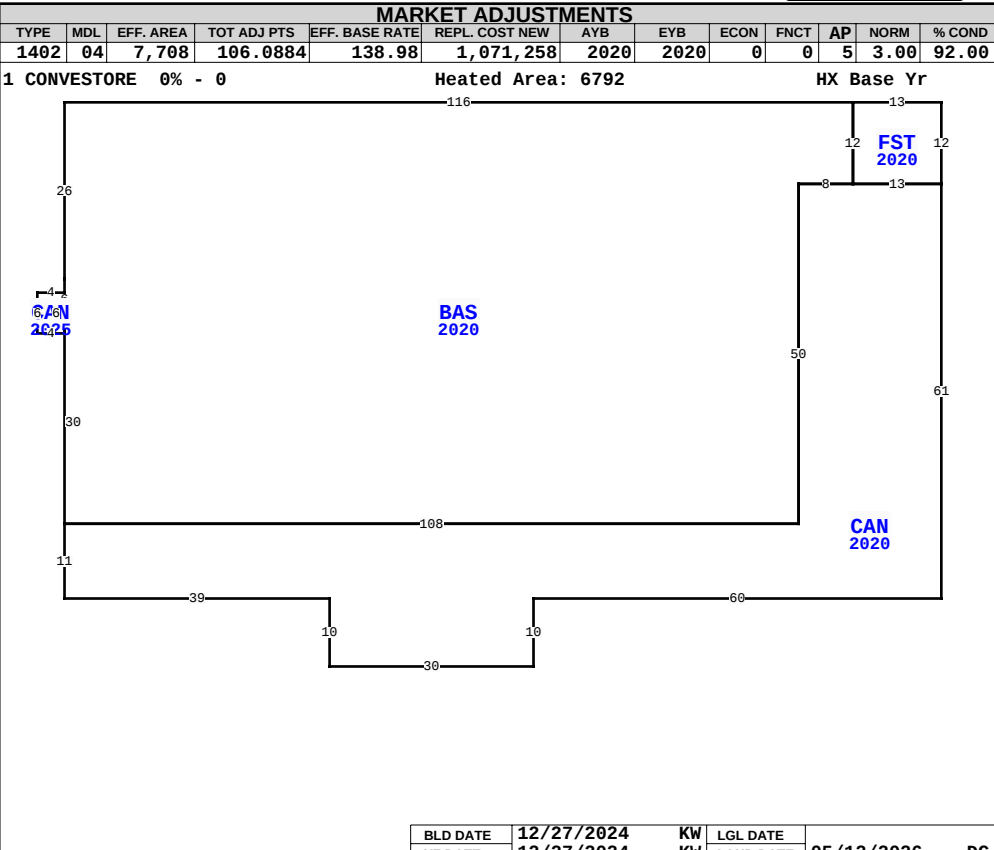


BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	17	CB STUCCO	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	80
Roof Cover	11	SLATE	20
Interior Wall	05	DRYWALL	90
Interior Wall	08	DECORATIVE	10
Interior Floo	03	CONC FINSH	70
Interior Floo	16	EPOXY STRP	30
Ceiling	04	NONE	90
Ceiling	01	FIN.SUSPD	10
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures	31	100	
Frame	03	MASONRY	100
Story Height	18	100	
RMS	6	100	
Stories	1.	1. 100	
Units	0	100	
Occupancy	00	QWERTY	00 02
DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,792	100	2020	6,792	868,436
CAN	2,769	30	2020	831	106,253
CAN	24	30	2025	7	895
FST	156	50	2020	78	9,973
TOTALS	9,741			7,708	985,557

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	102,639.00	SF	2.00	2.00	
2	0400	CONC CURB	0	0	0	0	40.00	LF	15.00	15.00	
3	0972	ST LGHT UN	0	0	0	0	17.00	UT	2,530.00	2,530.00	
4	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	
5	0400	CONC CURB	0	0	0	0	777.00	LF	15.00	15.00	
6	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	
7	0812	CONCRETE C	0	0	0	0	1,755.00	SF	4.00	4.00	
8	0351	CARPORT MT	0	0	7	6	42.00	SF	10.00	10.00	
9	0812	CONCRETE C	0	0	0	0	6,580.00	SF	4.00	4.00	
10	0097	AWNING CN	0	0	0	0	33.00	SF	65.00	65.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001410	C	CONV STORE	0	0004	INTNS	0.00	0.00	182,080.00	SF	



BLD DATE	12/27/2024	KW	LGL DATE	
XF DATE	12/27/2024	KW	LAND DATE	
INC DATE			AG DATE	
542621 OLD DIXIE HWY, CALLAHAN				05/12/2026 DC

TOTAL OB/XF											
256,912											

NASSAU COUNTY PROPERTY				PAGE 1 of 4	1
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE		985,557			
TOTAL MARKET OB/XF VALUE		462,680			
TOTAL LAND VALUE - MARKET		1,115,240			
TOTAL MARKET VALUE		2,563,477			
SOH/AGL Deduction		281,795			
ASSESSED VALUE		2,281,682			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		2,281,682			
TOTAL JUST VALUE		2,563,477			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		2,532,310			

JOURNEY FOOD STORE & TRUCK STOP (WITH LITTLE CAESA			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
4738-E	ELECTRICAL SERVIC		02/21/2024
4738	BUILD-OUT FOR SUB		01/25/2024
5965	SWIM POOL	9,550	08/30/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2276/0769	5/22/2019	WD U	V	11	
GRANTOR: DAVIS & DAVIS LLP					
GRANTEE: DAVIS & DAVIS ENTER					
2249/1401	1/17/2019	WD U	V	11	
GRANTOR: DAVIS RICHARD M					
GRANTEE: DAVIS & DAVIS LLP					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2020;ORIG=-13,0] W116 S26 S6 S30 E108 N50 E8 N12 \$											
CAN=[YR=2020;ORIG=-129,62] S11 E39 S10 E30 N10 E60 N61 W13 W8 S50 W108 \$											
FST=[YR=2020;ORIG=0,0] W13 S12 E13 N12 \$											
CAN=[YR=2025;ORIG=-129,28] W4 S6 E4 N6 \$											

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