PT GOVT LOT 1 OF SEC 30-2N-25E
IN OR 2707/1382

HSC CALLAHAN LLC
PO BOX 130
DAPHNE, AL 36526

2026

19-2N-25-0000-0144-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

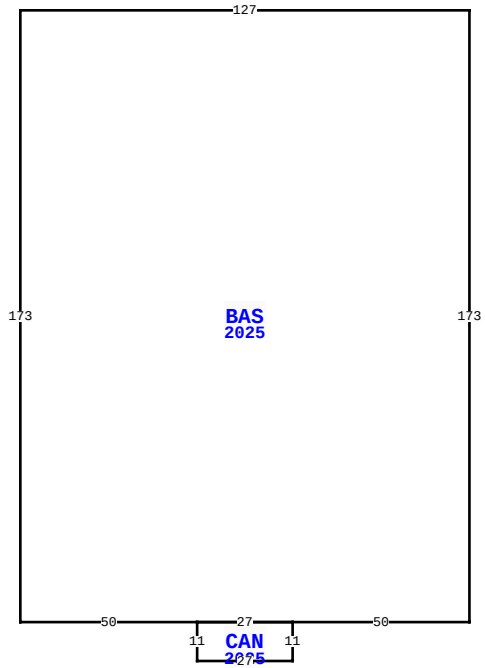
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	05	STEEL 100
Story Height		16 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	1100	STORES, 1 STORY
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	21,971	100	2025	21,971	3,325,970
CAN	297	30	2025	89	13,473
TOTALS	22,268			22,060	3,339,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	22,060	102.2867	151.38	3,339,443	2024	2024	0	0	0	0.00	100.00

1 RETAILSTOR 0% - 2025 Heated Area: 21971 HX Base Yr



542507 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	3,339,443
TOTAL MARKET OB/XF VALUE	366,118
TOTAL LAND VALUE - MARKET	1,920,996
TOTAL MARKET VALUE	5,626,557
SOH/AGL Deduction	1,006,751
ASSESSED VALUE	4,619,806
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,619,806
TOTAL JUST VALUE	5,626,557
NCON VALUE	0
INCOME VALUE	5392030
PREVIOUS YEAR MKT VALUE	4,199,824

TRACTOR SUPPLY STORE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B4772	CONSTRUCT - NEW T	2,256,798	04/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/1382	4/23/2024	WD	Q	V	03	837,400

GRANTOR: MAIN LINE TIMBER LLC
GRANTEE: HSC CALLAHAN LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=40,9] E127 S173 W50 W27 W50 N173 $
CAN=[YR=2025;ORIG=90,182] E27 S11 W27 N11 $
.

EXTRA FEATURES

LN	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	0966	FIRE SPRNK	0	0	0	0	21,930.00	SF	3.00	3.00	100	2025	2024		100	65,790	
2	0803	ASPHALT C	0	0	0	0	54,100.00	SF	2.00	2.00	100	2025	2024		90	97,380	
3	0812	CONCRETE C	0	0	0	0	10,400.00	SF	4.00	4.00	100	2025	2024		100	41,600	
4	0812	CONCRETE C	0	0	191	105	20,055.00	SF	4.00	4.00	100	2025	2024		100	80,220	
5	0400	CONC CURB	0	0	0	0	1,870.00	LF	15.00	15.00	100	2025	2024		100	28,050	
6	0402	CONC BUMPE	0	0	0	0	24.00	UT	25.00	25.00	100	2025	2024		100	600	
7	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	2025	2024		100	2,600	
8	0811	CONCRETE B	0	0	140	8	1,120.00	SF	5.20	5.20	100	2025	2024		100	5,824	
9	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2025	2024		99	15,028	
10	0425	CL FNC 8'	0	0	0	0	100.00	LF	10.65	10.65	100	2025	2024		99	1,054	

TOTAL OB/XF 338,146

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001100	C	STORE 1FLR	0		INTNS	0.00	0.00	156,816.00	SF		1.00	1.00	1.00	12.25	12.25	1,920,996							

REVIEW DATE 12/27/2024 BY KW Total Acres: 3.60 Total Land Value: 1,920,996 Market: 0 Agricultural: 0 Common: 1,920,996 PRINTED 07/09/2026 BY SYS

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TOTALS					

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GRANTOR: MAIN LINE TIMBER LLC

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BLD DATE		LGL DATE	05/12/2026 DC
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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
11	0443	STK FNC 6'	0	0	0	0	40.00	LF	10.00	10.00	100	2025	2024		97	388	
12	4950	BOLLARD	0	0	0	0	31.00	UT	100.00	100.00	100	2025	2024		100	3,100	
13	0351	CARPORT MT	0	0	40	40	1,600.00	SF	10.00	10.00	100	2025	2024		97	15,520	
14	0351	CARPORT MT	0	0	12	8	96.00	SF	10.00	10.00	100	2025	2024		97	931	
15	0425	CL FNC 8'	0	0	0	0	45.00	LF	10.65	10.65	100	2025	2024		99	474	
16	0426	CL FNC 12'	0	0	0	0	275.00	LF	23.40	23.40	100	2025	2024		99	6,371	
17	0466	FNC GT 20'	0	0	0	0	2.00	UT	600.00	600.00	100	2025	2024		99	1,188	

TOTAL OB/XF 27,972

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/27/2024 BY KW Total Acres: 3.60 Total Land Value: 1,920,996 Market: 0 Agricultural: 0 Common: 1,920,996 PRINTED 07/09/2026 BY SYS