

PT SEC 30-2N-25E
IN OR 2715/888
ESMT IN OR 2769/1149

COMMUNITY FIRST CREDIT UNION OF FLORIDA
637 NORTH LEE STREET
JACKSONVILLE, FL 32204

2026

19-2N-25-0000-0144-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	13	LVT/LAMNT 20
Ceiling	04	NONE 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	8	100
Frame	02	WOOD FRAME 100
Story Height	15	100
RMS	8	100
Stories	1.	1. 100
Units	0	100

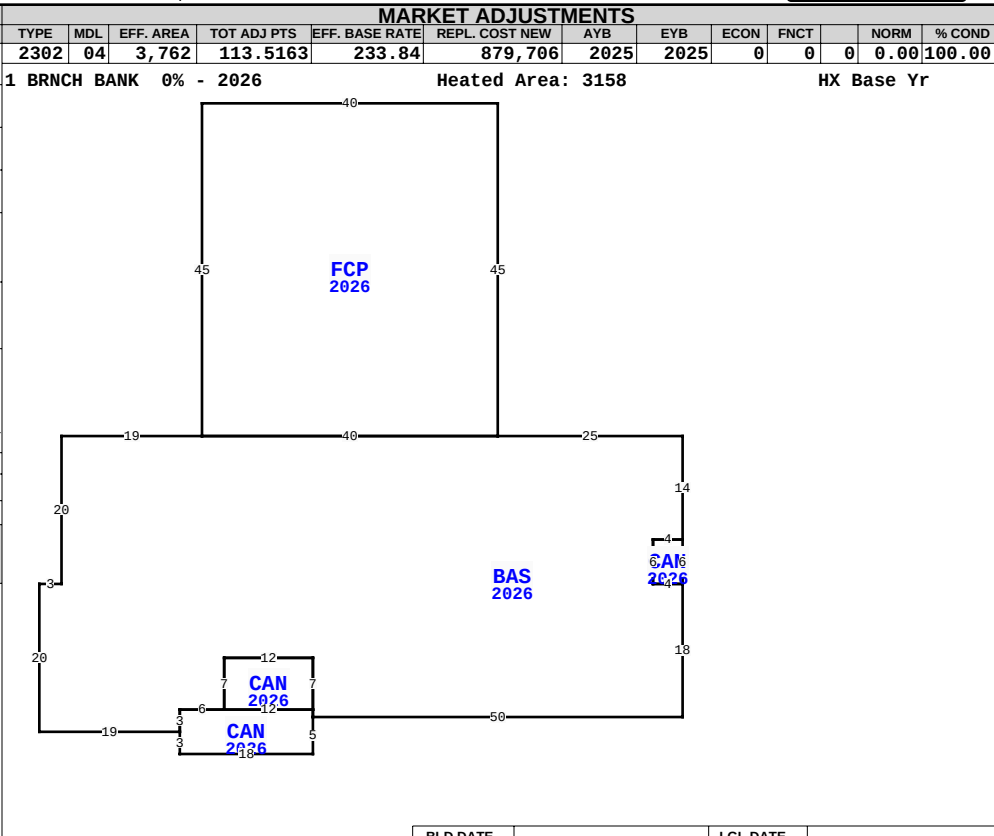
Quality	03	Quality Level 03
DOR CODE	2300	FINANCIAL BLDG
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,158	100	2026	3,158	738,467
CAN	24	30	2026	7	1,637
CAN	84	30	2026	25	5,846
CAN	108	30	2026	32	7,483
FCP	1,800	30	2026	540	126,274

TOTALS	5,174			3,762	879,706
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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	18,285.00	SF	2.00	2.00	
2	0400	CONC CURB	0	0	0	0	870.00	LF	15.00	15.00	
3	0811	CONCRETE B	0	0	185	6	1,110.00	SF	5.20	5.20	
4	0402	CONC BUMPE	0	0	0	0	11.00	UT	25.00	25.00	
5	1126	CB/STC 8"	0	0	40	6	240.00	SF	8.00	8.00	
6	0810	CONCRETE A	0	0	12	13	156.00	SF	6.50	6.50	
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	
8	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	
9	4950	BOLLARD	0	0	0	0	18.00	UT	100.00	100.00	
10	0972	ST LGHT UN	0	0	0	0	9.00	UT	2,530.00	2,530.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002300	C	FINANCIAL	0		INTNS	0.00	0.00	42,250.00	SF	1.00



542523 US HWY 1, CALLAHAN	BLD DATE	LGL DATE	05/12/2026	DC
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	879,706		
TOTAL MARKET OB/XF VALUE	84,871		
TOTAL LAND VALUE - MARKET	517,562		
TOTAL MARKET VALUE	1,482,139		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,482,139		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,482,139		
TOTAL JUST VALUE	1,482,139		
NCON VALUE	964,577		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	517,562		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2715/888	5/30/2024	SW	Q	V	01
SALE PRICE					
585,000					
GRANTOR: MAIN LINE TIMBER LLC					
GRANTEE: COMMUNITY FIRST CRE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=18,-5] E19 E40 E25 S14 W4 S6 E4 S18 W50 N1 N7 W12 S7 W6 S3 W19 N20 E3 N20 \$											
CAN=[YR=2026;ORIG=40,25] E12 S7 W12 N7 \$											
CAN=[YR=2026;ORIG=52,33] S5 W18 N3 N3 E6 E12 S1 \$											
CAN=[YR=2026;ORIG=98,9] E4 S6 W4 N6 \$											
FCP=[YR=2026;ORIG=37,-50] E40 S45 W40 N45 \$											

[illegible]