PT SEC 30-2N-25E
IN OR 2788/1416

WAFFLE HOUSE INC
5986 FINANCIAL DRIVE
NORCROSS, GA 30071

2026

19-2N-25-0000-0144-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

542531 US HWY 1, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	296,685
TOTAL MARKET VALUE	296,685
SOH/AGL Deduction	0
ASSESSED VALUE	296,685
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,685
TOTAL JUST VALUE	296,685
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,142

WAFFLE HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2788/1416	5/19/2025	WD	Q	V	01	375,000

GRANTOR: MAIN LINE TIMBER LLC

GRANTEE: WAFFLE HOUSE INC

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0		INTNS	0.00	0.00	30,274.00	SF		1.00	1.00	0.80	12.25	9.80	296,685							

REVIEW DATE 06/16/2026 BY KW Total Acres: 0.70 Total Land Value: 296,685 Market: 0 Agricultural: 0 Common: 296,685 PRINTED 07/09/2026 BY SYS