

PT GOVT LOT 2 & PT NW1/4 OF
SEC 29-2N-25E IN OR 1513/33,
OR 1394/1521,OR 1494/1717 &

WEST NASSAU LAND DEV LLC/
C/O BURBRIDGE REALTY COMPANY, 10562 NEW KINGS ROAD
JACKSONVILLE, FL 32219

2026

29-2N-25-0000-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		90 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		51 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING

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	9,016	100	2008	9,016	545,739
BAS	9,610	100	2008	9,610	581,694
BAS	13,998	100	2008	13,998	847,299
CAN	372	30	2009	112	6,780
CAN	4,020	30	2009	1,206	72,999
FST	96	50	2008	48	2,906

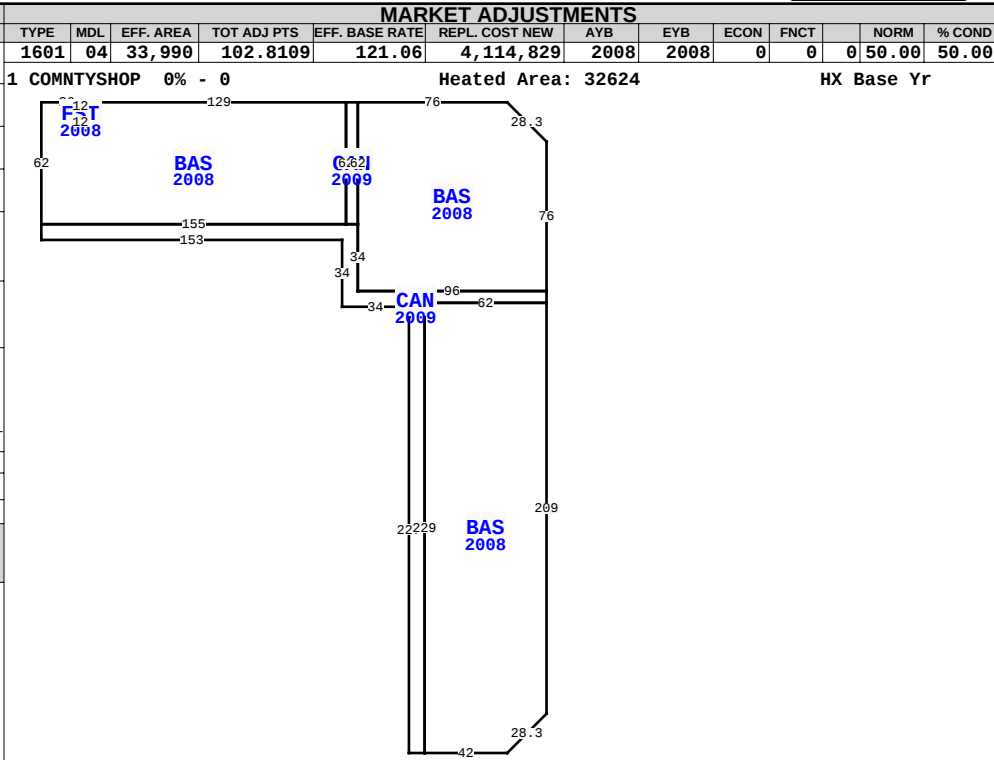
TOTALS	37,112			33,990	2,057,414
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EXTRA FEATURES

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	92,232.00	SF	2.00	2.00	100	2008	2008	3	58	106,989	
2	0811	CONCRETE B	0	0	0	0	975.00	SF	5.20	5.20	100	2008	2008	3	87	4,411	
3	0811	CONCRETE B	0	0	155	5	775.00	SF	5.20	5.20	100	2008	2008	3	87	3,506	
4	0812	CONCRETE C	0	0	234	5	1,170.00	SF	4.00	4.00	100	2008	2008	3	87	4,072	
5	0811	CONCRETE B	0	0	194	5	970.00	SF	5.20	5.20	100	2008	2008	3	87	4,388	
6	0400	CONC CURB	0	0	0	0	1,830.00	LF	15.00	15.00	100	2008	2008	3	90	24,705	
7	4950	BOLLARD	0	0	0	0	52.00	UT	100.00	100.00	100	2008	2008	3	100	5,200	
8	0402	CONC BUMPE	0	0	0	0	40.00	UT	25.00	25.00	100	2008	2008	3	90	900	
9	0963	FIRE HYDR	0	0	0	0	3.00	UT	1,500.00	1,500.00	100	2008	2008	3	100	4,500	
10	0972	ST LGHT UN	0	0	0	0	12.00	UT	2,530.00	2,530.00	100	2008	2008	3	69	20,948	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001600	C	SH CTR COM	0	0004	CH	0.00	0.00	173,370.00	SF		1.00	1.00	0.80	9.25	7.40	1,282,938							



450077 SR 200, CALLAHAN	BLD DATE	10/03/2019	KK	LGL DATE		
	XF DATE	10/03/2019	KK	LAND DATE	05/12/2026	DC
	INC DATE	06/03/2026	REA	AG DATE		

TOTAL OB/XF																	179,619
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	92,232.00	SF	2.00	2.00	100	2008	2008	3	58	106,989	
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TOTAL OB/XF											179,619		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
04	CH	0.00	0.00	173,370.00	SF		1.00	1.00	0.80	9.25	7.40	1,2	

NASSAU COUNTY PROPERTY PAGE 1 of 3 1

VALUATION BY		DIRECT_CAP
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		4,017,567
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		4,017,567
SOH/AGL Deduction		425,309
ASSESSED VALUE		3,592,258
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		3,592,258
TOTAL JUST VALUE		4,017,567
NCON VALUE		0
INCOME VALUE		4017567
PREVIOUS YEAR MKT VALUE		3,383,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4786-R	REROOF		05/31/2024
4564	ELEC OTHER	0	05/24/2022
4246	SIGN	0	06/11/2019
4246	REMODEL	0	04/12/2019
4246	DEMOLITION	0	04/10/2019
3277	UNIV FL FAM PRCT	401,000	12/12/2008

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I V I RSN CD
1513/0033	7/17/2007	WD Q	V
GRANTOR: WELLS JAKE & MABLE			
GRANTEE: WEST NASSAU LAND DE			
0298/0696	9/01/1979	FS U	V
GRANTOR:			
GRANTEE:			

OFF RECORD Number	DATE	TYPE INST	Q U I V I RSN CD	SALE PRICE
1513/0033	7/17/2007	WD Q	V	34,500
GRANTOR: WELLS JAKE & MABLE				
GRANTEE: WEST NASSAU LAND DE				
0298/0696	9/01/1979	FS U	V	500
GRANTOR:				
GRANTEE:				

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=2008;ORIG=-62,311] E42 U20R20 N209 W62 S229 \$	
BAS=[YR=2008;ORIG=-102,-20] W129 S2 N2 W26 S62 E155 N62 \$	
BAS=[YR=2008;ORIG=0,0] U20L20 W76 S62 S34 E96 N76 \$	
CAN=[YR=2009;ORIG=-257,42] S8 E153 S34 E34 S227 E8 N229 E62	
N6 W96 N34 W6 W155 \$	
CAN=[YR=2009;ORIG=-96,-20] W6 S62 E6 N62 \$	
FST=[YR=2008;ORIG=-231,-18] S8 W12 N8 E12 \$	

[illegible]

[illegible]