PT GOVT LOT 2 PAR 8-1
PT OR 2860/1422 (EX R/W
PT OR 914/488 & ESMT'S PT

SCW 450108 LLC
450066 SR 200
CALLAHAN, FL 32011

**2026**

**29-2N-25-0000-0008-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 14 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 9 100 |
| RMS | | 10 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | OO | OWNER OCC 100 |
| Quality | 03 | Quality Level 03 |

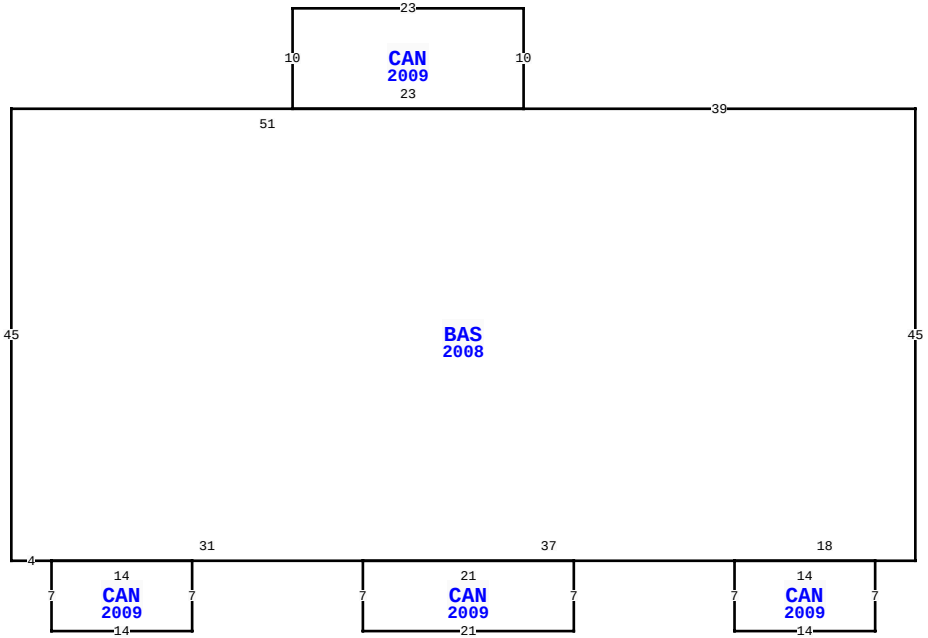
| | | | |
|---|---|---|---|
| DOR CODE | 1700 | OFFICE BUILDINGS | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 1290.100 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 4,050 | 100 | 2008 | 4,050 | 584,337 |
| CAN | 98 | 30 | 2009 | 29 | 4,184 |
| CAN | 98 | 30 | 2009 | 29 | 4,184 |
| CAN | 147 | 30 | 2009 | 44 | 6,348 |
| CAN | 230 | 30 | 2009 | 69 | 9,955 |
| TOTALS | 4,623 | | | 4,221 | 609,010 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1701 | 04 | 4,221 | 111.1164 | 165.84 | 700,011 | 2008 | 2008 | 0 | 0 | 0 | 13.00 | 87.00 |

1 OFFICE 0% - 0 Heated Area: 4050 HX Base Yr




450107 SR 200, CALLAHAN

| | | | | |
|---|---|---|---|---|
| BLD DATE | 02/17/2022 | KK | LGL DATE | |
| XF DATE | 02/17/2022 | KK | LAND DATE | 05/12/2026 DC |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 609,010 |
| TOTAL MARKET OB/XF VALUE | 35,126 |
| TOTAL LAND VALUE - MARKET | 273,228 |
| TOTAL MARKET VALUE | 917,364 |
| SOH/AGL Deduction | 309,391 |
| ASSESSED VALUE | 607,973 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 607,973 |
| TOTAL JUST VALUE | 917,364 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 687,304 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B3183 | NEW CONSTR | 284,000 | 03/04/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2860/1422 | 4/08/2026 | SW | Q | I | 05 | 1,180,000 |
| GRANTOR: ANDERSON GARY M & MAR | | | | | | |
| GRANTEE: SCW450108 LLC | | | | | | |
| 1424/1697 | 6/30/2006 | WD | Q | V | | 185,000 |
| GRANTOR: CARTER LAURA GAILLE S | | | | | | |
| GRANTEE: ANDERSON GARY M & M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W39 CAN=[YR=2009] N10W23S10
E23$W51S45E4CAN=[YR=2009] S7E14N7W14 $E31CAN=[YR=2009]
S7E21N7W21$E37 CAN=[YR=2009] S7E14N7W14$E18N45$.

## 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 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 11,829.00 | SF | 2.00 | 2.00 | 100 | 2008 | 2008 | 3 | 58 | 13,722 | |
| 2 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 923.00 | LF | 15.00 | 15.00 | 100 | 2008 | 2008 | 3 | 90 | 12,461 | |
| 3 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 20.00 | UT | 25.00 | 25.00 | 100 | 2008 | 2008 | 3 | 90 | 450 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 115 | 5 | 575.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 87 | 3,252 | |
| 5 | 0825 | BRICK | 0 | 0 | 86 | 1 | 86.00 | SF | 12.50 | 12.50 | 100 | 2008 | 2008 | 3 | 96 | 1,032 | |
| 6 | 0811 | CONCRETE B | 0 | 0 | 37 | 14 | 518.00 | SF | 5.20 | 5.20 | 100 | 2008 | 2008 | 3 | 87 | 2,343 | |
| 7 | 0810 | CONCRETE A | 0 | 0 | 66 | 5 | 330.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 87 | 1,866 | |

## LAND DESCRIPTION

TOTAL OB/XF 35,126

| 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 | 001700 | C | 1STORY OFF | 0 | | CH | 125.00 | 292.00 | 29,538.21 | SF | | 1.00 | 1.00 | 1.00 | 9.25 | 9.25 | 273,228 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 273,228 Market: 0 Agricultural: 0 Common: 273,228 PRINTED 07/09/2026 BY SYS