

IN OR 2582/1256
PARCELS 10-7 11 & 11-1
EX R/W CASE #99-1163-CA

CALLAHAN PLAZA LLC/
12300 NW 18TH STREET
PLANTATION, FL 33323

2026

29-2N-25-0000-0010-0070



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 70
Exterior Wall	28 GLASS THRM 30
Roof Structure	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 80
Interior Wall	08 DECORATIVE 20
Interior Floor	13 LVT/LAMNT 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	57 100
Frame	03 MASONRY 100
Story Height	14 100
RMS	34 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	1600COMMUNITY 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	1,360	100	2005	1,360	92,093
BAS	1,360	100	2005	1,360	92,093
BAS	1,360	100	2005	1,360	92,093
BAS	1,360	100	2005	1,360	92,093
BAS	1,360	100	2005	1,360	92,093
BAS	1,360	100	2005	1,360	92,093
BAS	1,360	100	2005	1,360	92,093
BAS	1,496	100	2005	1,496	101,302
BAS	2,720	100	2005	2,720	184,185
BAS	4,012	100	2005	4,012	271,673
TOTALS	19,876			18,386	245,008

EXTRA FEATURES	
L N	OB/XF CODE
1	0803 ASPHALT C
2	0812 CONCRETE C
3	0400 CONC CURB
4	0402 CONC BUMPE
5	0972 ST LGHT UN
6	4950 BOLLARD
7	0464 FNC GT 10'
8	0422 CL FNC 4'
9	0463 FENCE GATE
10	0964 HALON SYST

** This building has 11 Sub-Areas

450061 SR 200, CALLAHAN

* This building has 11 Sub-Areas				BLD DATE	12/31/2020		KK	LGL DATE	05/12/2026	DC
450061 SR 200, CALLAHAN				XF DATE	06/03/2026	REA	LAND DATE			
				INC DATE			AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
32,894.00	SF	2.00	2.00	100	2005	2005	3	52	34,210	
2,970.00	SF	4.00	4.00	100	2005	2005	3	83	9,860	
1,100.00	LF	15.00	15.00	100	2005	2005	3	87	14,355	
31.00	UT	25.00	25.00	100	2005	2005	3	87	674	
4.00	UT	2,530.00	2,530.00	100	2005	2005	3	61	6,173	
42.00	UT	100.00	100.00	100	2005	2005	3	100	4,200	
2.00	UT	350.00	350.00	100	2005	2005	3	61	427	
394.00	LF	15.00	15.00	100	2005	2005	3	61	3,605	
1.00	UT	300.00	300.00	100	2005	2005	3	61	183	
80.00	SF	50.00	50.00	100	2005	2005	3	83	3,320	

LAND DESCRIPTION	
L N	USE CODE
1	001600 C

TOTAL OB/XF														77,007									
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					
CH	420.00	215.00	95,233.00	SF		1.00	1.00	1.00	9.25	9.25	880,905												

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REVIEW DATE 06/17/2026 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS