

CALLAHAN JASZ LLC
6767 PHILLIPS INDUSTRIAL BLVD
JACKSONVILLE, FL 32256

29-2N-25-0000-0010-0090

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	31	HARDIE BRD 70								2201	04	3,855	111.1370	238.67	920,073	2022	2022		0	0	1.00	99.00	VALUATION BY								
Exterior Wall	06	BD/BATTEN 30								1 FAST FOOD 0% - 2023														Heated Area: 3819							
Roof Structure	09	RIDGE FRME 100																						Tax Group: 1							
Roof Cover	04	BUILT-UP 70																						Tax Dist:							
Roof Cover	12	MODULAR MT 30																						BUILDING MARKET VALUE							
Interior Wall	05	DRYWALL 60																						TOTAL MARKET OB/XF VALUE							
Interior Wall	08	DECORATIVE 40																						TOTAL LAND VALUE - MARKET							
Interior Floo	03	CONC FINSH 50																						TOTAL MARKET VALUE							
Interior Floo	11	CLAY TILE 50																						SOH/AGL Deduction							
Ceiling	01	FIN.SUSPD 50																						ASSESSED VALUE							
Ceiling	04	NONE 50																						TOTAL EXEMPTION VALUE							
Air Condition	03	CENTRAL 100																						BASE TAXABLE VALUE							
Heating Type	04	AIR DUCTED 100																						TOTAL JUST VALUE							
Fixtures		16 100																						NCON VALUE							
Frame	08	METAL STUD 100																						INCOME VALUE							
Story Height		12 100																						PREVIOUS YEAR MKT VALUE							
RMS		4 100																													
Stories	1.	1. 100																													
Quality	03	Quantity Level 03																													
DOR CODE	2200	FAST FOOD																													
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	3,819	100	2022	3,819	902,366																										
CAN	18	30	2022	5	1,181																										
CAN	28	30	2022	8	1,890																										
CAN	33	30	2022	10	2,363																										
CAN	44	30	2022	13	3,072																										
TOTALS	3,942			3,855	910,872																										
EXTRA FEATURES										450027 SR 200, CALLAHAN																					
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	30,171.00	SF	2.00	2.00	100	2022	2022	3	86	51,894															
2	0812	CONCRETE C	0	0	0	0	7,599.00	SF	4.00	4.00	100	2022	2022	3	99	30,092															
3	0400	CONC CURB	0	0	0	0	1,904.00	LF	15.00	15.00	100	2022	2022	3	99	28,274															
4	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2022	2022	3	99	50															
5	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	2022	2022	3	100	800															
6	1123	CB 8"	0	0	47	1	47.00	SF	6.15	6.15	100	2022	2022	3	99	286															
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	96	576															
8	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	2022	2022	3	96	17,002															
9	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2022	2022	3	96	1,440															
10	0964	HALON SYST	0	0	16	4	64.00	SF	50.00	50.00	100	2022	2022	3	99	3,168															
LAND DESCRIPTION										TOTAL OB/XF										133,582											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	002200	C	DRIVE-IN	0		CH	0.00	0.00	63,600.00	SF		1.00	1.00	1.00	11.00	11.00	699,600														

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