

PT OF SEC 29-2N-25E
IN OR 2578/136 BEING EXHIBIT B
LYING SW OF OR 2440/1459

CALLAHAN COMMERCE CENTER ASSOCIATION INC
10562 NEW KINGS RD
JACKSONVILLE, FL 32219

2026

29-2N-25-0000-0010-0100



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																																									
																VALUATION BY										STANDARD																																	
																Tax Group: 1					Tax Dist:																																						
																BUILDING MARKET VALUE										0																																	
																TOTAL MARKET OB/XF VALUE										0																																	
																TOTAL LAND VALUE - MARKET										408																																	
																TOTAL MARKET VALUE										408																																	
																SOH/AGL Deduction										0																																	
																ASSESSED VALUE										408																																	
																TOTAL EXEMPTION VALUE										0																																	
																BASE TAXABLE VALUE										408																																	
TOTAL JUST VALUE										408																																																	
NCON VALUE										0																																																	
INCOME VALUE																																																											
PREVIOUS YEAR MKT VALUE										408																																																	
DOR CODE						9602						RETENTION POND																																															
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																																	
EXTRA FEATURES						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																																												
																	LAND DESCRIPTION																	TOTAL OB/XF										0															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																			
1	009602	C	RETENTION PO	0		CH	0.00	0.00	4.08	AC		1.00	1.00	1.00	100.00	100.00	408																																										
																									REVIEW DATE						01/01/2023						BY						CD						Total Acres: 4.08						Total Land Value: 408				