

PT OF SEC 29-2N-25E &
PT OF SEC 51-2N-25E
IN OR 2505/1036

HAGAN ACE HARDWARE OF CALLAHAN
1022 BLANDING BLVD
ORANGE PARK, FL 32065

2026

29-2N-25-0000-0010-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 75
Exterior Wall	17	CB STUCCO 25
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floor	03	CONC FINSH 90
Interior Floor	14	CARPET 10
Ceiling	04	NONE 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		23 100
Frame	03	MASONRY 100
Story Height		22 100
RMS		10 100
Occupancy	00	OWNER OCC 100

Quality	06	Quality Level 06
DOR CODE	1100	STORES, 1 STORY
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	128	100	2024	128	9,741
BAS	38,250	100	2024	38,250	910,875
CAN	120	30	2024	36	2,739
CAN	750	30	2024	225	17,123
CAN	750	30	2024	225	17,123
CAN	676	30	2025	203	15,449
CAN	2,496	30	2025	749	57,000
FST	200	50	2024	100	7,610
FUS	3,060	100	2024	3,060	232,870
FUS	4,670	100	2024	4,670	355,393
TOTALS	100,156			60,235	583,961

** This building has 14 Sub-Areas

450037 SR 200, CALLAHAN

BLD DATE	
XF DATE	
INC DATE	

06/07/2024

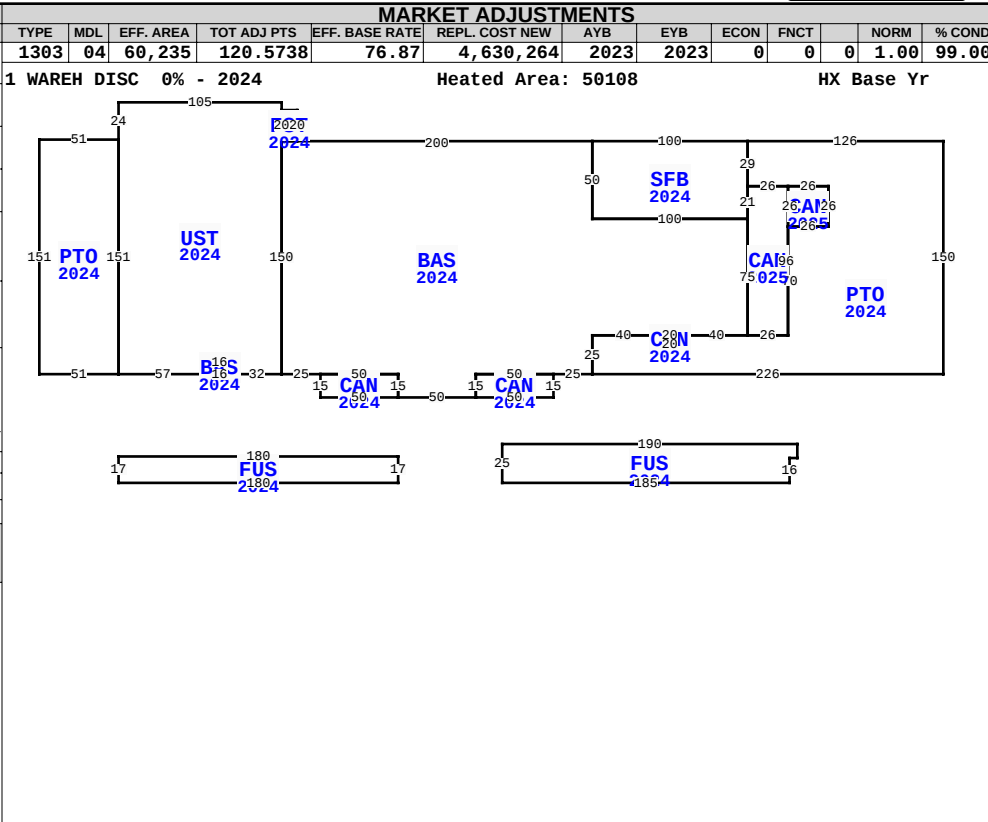
LGL DATE	
LAND DATE	
AG DATE	

05/12/2026

DC

L N		OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0803	ASPHALT C	1	0	0	0	0	1
2	0812	CONCRETE C	1	0	0	0	0	
3	0400	CONC CURB	1	0	0	0	0	
4	1126	CB/STC 8"	1	0	0	0	0	
5	0463	FENCE GATE	1	0	0	0	0	
6	4950	BOLLARD	1	0	0	0	0	
7	0410	ELEVATOR	1	0	0	0	0	
8	0972	ST LGHT UN	1	0	0	0	0	
9	0975	ST LT/ARM	1	0	0	0	0	
10	0966	FIRE SPRNK	0	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	001000	C	COMMERCIAL	0	



NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 1												Tax Dist:	
BUILDING MARKET VALUE												6,927,248	
TOTAL MARKET OB/XF VALUE												702,816	
TOTAL LAND VALUE - MARKET												2,163,525	
TOTAL MARKET VALUE												9,793,589	
SOH/AGL Deduction												0	
ASSESSED VALUE												9,793,589	
TOTAL EXEMPTION VALUE												0	
BASE TAXABLE VALUE												9,793,589	
TOTAL JUST VALUE												9,793,589	
NCON VALUE												0	
INCOME VALUE												9229150	
PREVIOUS YEAR MKT VALUE												9,229,150	

HAGAN ACE HARDWARE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
4559	NEW CONSTR	7,700,000	05/19/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2505/1036	10/13/2021	SW	Q	V	01	1,760,000	
GRANTOR: US1 PROPERTIES LLC							
GRANTEE: HAGAN ACE HARDWARE							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=-76,20] S50 E100 S75 W40 W20 W40 S25 W25 W50 S15 W50 N15 W50 W25 N150 E200 \$													
UST=[YR=2024;LABEL=Lumber Bay;ORIG=-381,-5] E105 S5 S20 S150 W32 N8 W16 S8 W57 N151 N24 \$													
PTO=[YR=2024;ORIG=150,20] W126 S29 E26 E26 S26 W26 S70 W26 W40 S6 W20 N6 W40 S25 E226 N150 \$													
PTO=[YR=2024;ORIG=-432,19] E51 S151 W51 N151 \$													
SFB=[YR=2024;ORIG=-76,20] E100 S29 S21 W100 N50 \$													
FUS=[YR=2024;ORIG=-134,215] E190 S9 W5 S16 W185 N25 \$													
FUS=[YR=2024;ORIG=-201,223] W180 S17 E180 N17 \$													
CAN=[YR=2024;ORIG=-251,170] E50 S15 W50 N15 \$													
CAN=[YR=2024;ORIG=-151,170] E50 S15 W50 N15 \$													

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