

PT OF NW1/4 OF SEC 29-2N-25E
IN DBK 196/63, OR 79/462,
OR 315/663, OR 338/33,

TOWN OF CALLAHAN
P O BOX 5016
CALLAHAN, FL 32011-5016

2026

29-2N-25-0000-0015-0010



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 2																				
Exterior Wall	15	CONC BLOCK 50	8901	04	3,160	105.6515	192.55	608,458	1955	1972	0	0	0	44.00	56.00	VALUATION SUMMARY																			
Exterior Wall	17	CB STUCCO 50	1 GOV'T BLDG 0% - 0													STANDARD																			
Roof Structure	01	FLAT 100	Heated Area: 3040													HX Base Yr																			
Roof Cover	04	BUILT-UP 100														VALUATION BY																			
Interior Wall	04	PLYWOOD 50														Tax Group: 1										Tax Dist:									
Interior Wall	05	DRYWALL 50														BUILDING MARKET VALUE										1,787,247									
Interior Floor	14	CARPET 60														TOTAL MARKET OB/XF VALUE										267,277									
Interior Floor	07	CORK/VTILE 40														TOTAL LAND VALUE - MARKET										860,804									
Ceiling	01	FIN.SUSPD 100														TOTAL MARKET VALUE										2,915,328									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction										361,389									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE										2,553,939									
Fixtures	7	100														TOTAL EXEMPTION VALUE										04 2,553,939									
Frame	03	MASONRY 100														BASE TAXABLE VALUE										0									
Story Height	16	100	TOTAL JUST VALUE										2,915,328																						
RMS	8	100	NCON VALUE										0																						
Stories	0	0 100	INCOME VALUE										2,799,538																						
Units	0	0 100	PREVIOUS YEAR MKT VALUE										2,799,538																						
BUD8 Adjustme	01	DIST CA 100																																	
Occupancy	00	00E1190Level 03																																	
DOR CODE	8900	MUNICIPAL																																	
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	3,040	100	1993	3,040	327,797																														
FST	240	50	1993	120	12,939																														
TOTALS	3,280			3,160	340,736																														
EXTRA FEATURES					542300 US HWY 1, 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	0511	GARAGE CB-	0	0	11	41	451.00	SF	40.00	40.00	100	1985	1985	3	41	7,396																			
2	0510	GARAGE WD-	0	0	40	75	3,000.00	SF	35.00	35.00	100	1985	1985	3	20	21,000																			
3	0980	TANK	0	0	0	0	1.00	UT	375,000.00	375,000.00	100	1980	1980	3	20	75,000																			
4	0803	ASPHALT C	0	0	0	0	11,800.00	SF	2.00	2.00	100	1985	1985	3	50	11,800																			
5	0812	CONCRETE C	0	0	0	0	4,452.00	SF	4.00	4.00	100	1985	1985	3	41	7,301																			
6	0803	ASPHALT C	0	0	0	0	8,273.00	SF	2.00	2.00	100	1997	1997	3	50	8,273																			
7	0811	CONCRETE B	0	0	0	0	792.00	SF	5.20	5.20	100	1997	1997	3	70	2,883																			
8	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1985	1985	3	54	54																			
9	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1985	1985	3	20	160																			
10	6002	EL ROLL DR	0	0	0	0	6.00	UT	900.00	900.00	100	1997	1997	3	20	1,080																			
LAND DESCRIPTION					TOTAL OB/XF										134,947																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	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											
1	008900	C	MUNICIPAL	0		PBLC	0.00	0.00	77,540.00	SF		1.00	1.00	1.20	9.25	11.10	860,694																		
2	009400	C	RIGHT-OF-WAY	0		PBLC	0.00	0.00	1.10	AC		1.00	1.00	1.00	100.00	100.00	110																		
REVIEW DATE 02/01/2024 BY KBA Total Acres: 1.10 Total Land Value: 860,804 Market: 0 Agricultural: 0 Common: 860,804 PRINTED 07/09/2026 BY SYS																																			

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