

PT OF NW1/4 OF SEC 29-2N-25E
IN OR 2087/1128
(EX R/W IN OR 884/1178)

CALLAHAN INVESTMENT ONE LLC/
14106 US HWY 19
HUDSON, FL 34667

2026

29-2N-25-0000-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	12	CEDAR 30
Roof Structure	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floor	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	06	100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 1410 CONVENIENCE STORES

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	132	100	1993	132	4,371
BAS	1,300	100	1993	1,300	43,047
BAS	63	100	1994	63	2,086
BAS	184	100	1994	184	6,093
BAS	525	100	1994	525	17,384

TOTALS 2,204 2,204 72,981

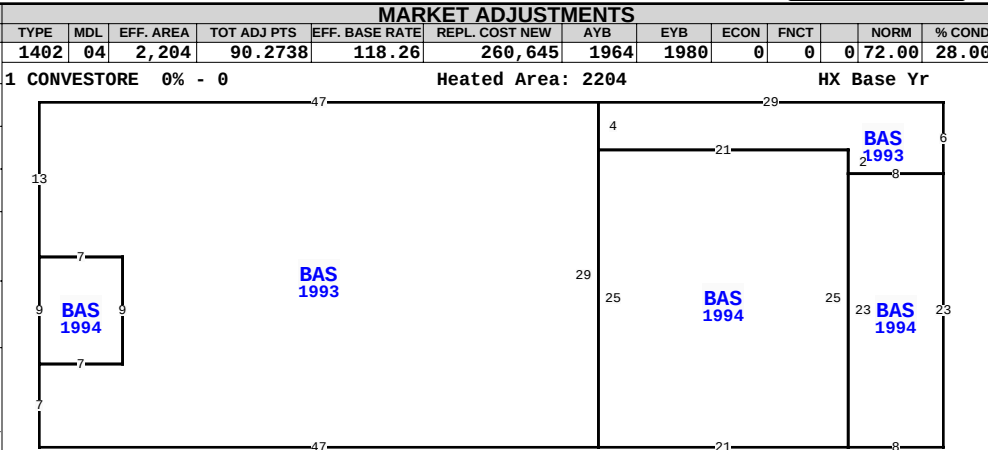
EXTRA FEATURES

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	6,269.00	SF	2.00	2.00	100	1985	1985	3	50	6,269	
2	0812	CONCRETE C	0	0	0	0	7,559.00	SF	4.00	4.00	100	1980	1980	3	29	8,768	
3	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	1985	1985	3	21	2,657	
4	0430	CL FNC 6B	0	0	0	0	190.00	LF	9.70	9.70	100	1985	1985	3	20	369	
5	0446	BOX FNC 6'	0	0	0	0	21.00	LF	20.00	20.00	100	1985	1985	3	20	84	
6	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	1980	1980	3	20	160	
7	0524	PUMP ISLND	0	0	0	0	272.00	SF	4.50	4.50	100	1975	1975	3	62	759	
8	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	1985	1985	3	21	420	
9	0400	CONC CURB	0	0	0	0	174.00	LF	15.00	15.00	100	1980	1980	3	42	1,096	
10	4950	BOLLARD	0	0	0	0	18.00	UT	100.00	100.00	100	1985	1985	3	100	1,800	

LAND DESCRIPTION

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	001410	C	CONV STORE	0	0004	INTNS	0.00	0.00	29,400.00	SF		1.00	1.00	1.00	9.70	9.70	285,180							

REVIEW DATE 01/01/2023 BY CD



542459 US HWY 1, CALLAHAN	BLD DATE 05/27/2022	KK	LGL DATE	
	XF DATE 05/27/2022	KK	LAND DATE	05/12/2026
	INC DATE		AG DATE	DC

542459 US HWY 1, CALLAHAN

TOTAL OB/XF 22,382																
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
1	0803	ASPHALT C	0	0	0	0	6,269.00	SF	2.00	2.00	100	1985	1985	3	50	6,269
2	0812	CONCRETE C	0	0	0	0	7,559.00	SF	4.00	4.00	100	1980	1980	3	29	8,768
3	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	1985	1985	3	21	2,657
4	0430	CL FNC 6B	0	0	0	0	190.00	LF	9.70	9.70	100	1985	1985	3	20	369
5	0446	BOX FNC 6'	0	0	0	0	21.00	LF	20.00	20.00	100	1985	1985	3	20	84
6	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	1980	1980	3	20	160
7	0524	PUMP ISLND	0	0	0	0	272.00	SF	4.50	4.50	100	1975	1975	3	62	759
8	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	1985	1985	3	21	420
9	0400	CONC CURB	0	0	0	0	174.00	LF	15.00	15.00	100	1980	1980	3	42	1,096
10	4950	BOLLARD	0	0	0	0	18.00	UT	100.00	100.00	100	1985	1985	3	100	1,800

LAND DESCRIPTION

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1	001410	C	CONV STORE	0	0004	INTNS	0.00	0.00	29,400.00	SF		1.00	1.00	1.00	9.70	9.70	285,180							

REVIEW DATE 01/01/2023 BY CD

NASSAU COUNTY PROPERTY VALUATION SUMMARY																
PAGE 1 of 2																
STANDARD																
Tax Group: 1 Tax Dist:																
BUILDING MARKET VALUE 72,981																
TOTAL MARKET OB/XF VALUE 32,792																
TOTAL LAND VALUE - MARKET 285,180																
TOTAL MARKET VALUE 390,953																
SOH/AGL Deduction 0																
ASSESSED VALUE 390,953																
TOTAL EXEMPTION VALUE 0																
BASE TAXABLE VALUE 390,953																
TOTAL JUST VALUE 390,953																
NCON VALUE 0																
INCOME VALUE 8704550																
PREVIOUS YEAR MKT VALUE 386,378																

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4420	SIGN	4,000	07/22/2021
4192	SIGN	0	05/01/2018
2400	GAS PUMPS	0	12/01/2001
2300	TANKS/BLRS	3,000	05/25/1989
2191	NEW CONSTR	3,000	02/16/1988
2190	OTHER	24,300	02/09/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2087/1128	12/01/2016	WD	Q	I	01	750,000	
GRANTOR: REECE LENNIE E REVOCA							
GRANTEE: CALLAHAN INVESTMENT							
1623/0325	6/01/2009	TD	U	I	30	100	
GRANTOR: REECE LENNIE E TRUSTE							
GRANTEE: REECE LENNIE E TRUS							

542459 US HWY 1, CALLAHAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 BAS=[YR=1993] W47 S13 BAS=[YR=1994] S9
E7 N9 W7\$ E7 S9 W7 S7 E47 BAS=[YR=1994] E21 BAS=[YR=1994]
E8 N23 W8 S23\$ N25 W21 S25\$ N29\$ S4 E21 S2 E8 N6\$.

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	6,269.00	SF	2.00	2.00	100	1985	1985	3	50	6,269	
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7	0524	PUMP ISLND	0	0	0	0	272.00	SF	4.50	4.50	100	1975	1975	3	62	759	
8	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	1985	1985	3	21	420	
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10	4950	BOLLARD	0	0	0	0	18.00	UT	100.00	100.00	100	1985	1985	3	100	1,800	

REVIEW DATE 01/01/2023 BY CD

**CALLAHAN INVESTMENT ONE LLC/
14106 US HWY 19
HUDSON, FL 34667**

29-2N-25-0000-0021-0000

[illegible]