

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

17 CB STUCCO 70

Exterior Wall

20 FACE BRICK 30

Roof Structur

09 RIDGE FRME 100

Roof Cover

04 BUILT-UP 100

Interior Wall

05 DRYWALL 100

Interior Floo

13 LVT/LAMNT 70

Interior Floo

14 CARPET 30

Ceiling

01 FIN.SUSPD 100

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Fixtures

15 100

Frame Story Height

03 MASONRY 100

Stories

12 100

Quality

06 Quality Level 06

DOR CODE

1720MEDICAL OFFICE

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

2,788

100

2024

2,788

724,035

TOTALS

2,788

2,788

724,035

EXTRA FEATURES

542435 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

0803

ASPHALT C

0 0

0 0

7,540.00

SF

2.00

2.00

100

2024

2023

88

13,270

2

0812

CONCRETE C

0 0

0 0

695.00

SF

4.00

4.00

100

2024

2023

99

2,752

3

0402

CONC BUMPE

0 0

0 0

11.00

UT

25.00

25.00

100

2024

2023

99

272

LAND DESCRIPTION

TOTAL OB/XF

16,294

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

001000

C

COMMERCIAL

0

0004

CH

0.00

0.00

31,800.00

SF

1.00

1.00

1.00

9.70

9.70

308,460

REVIEW DATE

12/19/2023

BY

HS

Total Acres:

0.00

Total Land Value:

0

Market:

0

Agricultural:

0

Common:

0

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDDIRECT_CAP

1721

04

2,788

152.7344

262.32

731,348

2023

2023

0

0

0

1.00

99.00

1 MDL OFFICE

0% - 2025

Heated Area: 2788

HX Base Yr

BAS

2024

NASSAU COUNTY PROPERTY

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1

VALUATION SUMMARY

VALUATION BYDIRECT_CAP

Tax Group: 1

Tax Dist:

BUILDING MARKET VALUE

1,152,803

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

0

TOTAL MARKET VALUE

1,152,803

SOH/IAGL Deduction

0

ASSESSED VALUE

1,152,803

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

1,152,803

TOTAL JUST VALUE

1,152,803

NCON VALUE

0

INCOME VALUE

1152803

PREVIOUS YEAR MKT VALUE

1,091,647

PERMIT NUM

DESCRIPTION

AMT

ISSUED

4620

NEW DOCTOR

12/15/2022

B3985

SHED

0

12/01/2015

3901-S

SIGN

0

01/16/2015

2277

REPAIR/RRF

1,000

02/27/1989

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2727/610

7/23/2024

SW

U

I

30

1,970,000

GRANTOR: JFS HOLDINGS LLC

GRANTEE: SH CALLAHAN LLC

2604/0657

11/18/2022

WD

Q

V

05

400,000

GRANTOR: G&H LAND & TIMBER INV

GRANTEE: JFS HOLDINGS LLC

BUILDING NOTES

BAS=[YR=2024;ORIG=30,10] E68 S41 W68 N41 \$