PT OF JOHNSON LOT S/D & PT OF
NW1/4 OF SEC 29-2N-25E
IN OR 2454/741

MENDY & CO HAIR SALON INC
17166 CUNNINGHAM FARMS PL
HILLIARD, FL 32046

2026

29-2N-25-0000-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

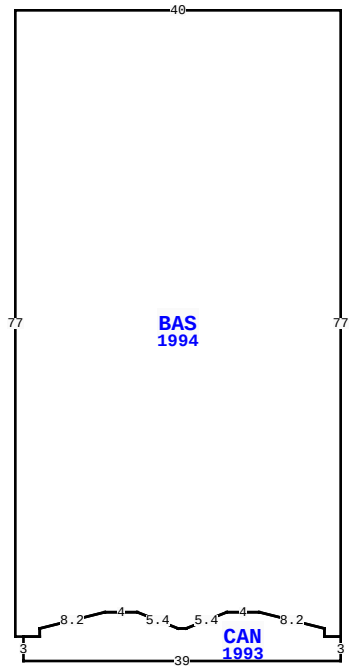
DOR CODE 1100 STORES, 1 STORY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,003	100	1994	3,003	374,357
CAN	194	30	1993	58	7,230
TOTALS	3,197			3,061	381,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	3,061	92.5600	136.99	419,326	1949	2012	0	0	0	9.00	91.00

2 RETAILSTOR 0% - 0 Heated Area: 3003 HX Base Yr



542430 US HWY 1, CALLAHAN

BLD DATE	12/03/2021	KK	LGL DATE	
XF DATE	12/03/2021	KK	LAND DATE	05/12/2026 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	637,137
TOTAL MARKET OB/XF VALUE	8,689
TOTAL LAND VALUE - MARKET	228,382
TOTAL MARKET VALUE	874,208
SOH/AGL Deduction	348,153
ASSESSED VALUE	526,055
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	526,055
TOTAL JUST VALUE	874,208
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	838,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4409	REMODEL	0	07/19/2021
4409	REMODEL	161,000	05/20/2021
R4162	REPAIR/RRF	0	12/01/2017
2375	REPAIR/RRF	30	05/01/1990
2204	CHNGE SRVC	328	05/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2454/0741	4/16/2021	TD	U	I	37	275,000
GRANTOR: KATSIKAS SIDNEY NELSO						
GRANTEE: MENDY & CO HAIR SAL						
1738/1604	4/27/2011	QC	U	I	11	100
GRANTOR: KATSIKAS SIDNEY						
GRANTEE: KATSIKAS SIDNEY N T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W40 S77 E1 CAN=[YR=1993] S3 E39 N3 W2 N1 L8 U2 W4 L5 D2 W1 L5 U2 W4 L8 D2 S1 W2$ E2 N1 R8 U2 E4 R5 D2 E1 R5 U2 E4 R8 D2 S1 E2 N77$.

EXTRA FEATURES

LN	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	1,835.00	SF	2.00	2.00	100	1997	1997	3	50	1,835	
2	0812	CONCRETE C	0	0	61	26	1,586.00	SF	4.00	4.00	100	2021	2021	3	98	6,217	
3	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2021	2021	3	99	99	
4	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2021	2021	3	100	300	
5	0976	DECORATIVE	0	0	0	0	2.00	UT	125.00	125.00	100	2021	2021	3	95	238	

LAND DESCRIPTION

TOTAL OB/XF 8,689

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001100	C	STORE 1FLR	0	0004	CH	430.00	75.00	32,920.00	SF		1.00	1.00	0.75	9.25	6.94	228,382							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 228,382 Market: 0 Agricultural: 0 Common: 228,382 PRINTED 07/09/2026 BY SYS

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NW1/4 OF SEC 29-2N-25E
IN OR 2454/741

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NASSAU COUNTY PROPERTY

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Fixtures		8 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

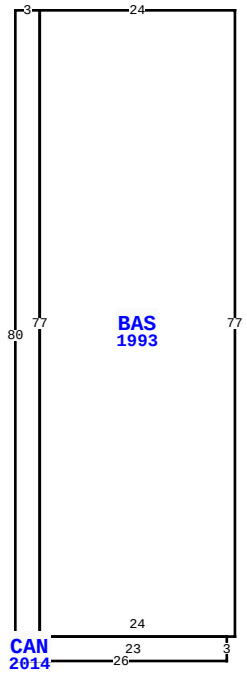
DOR CODE 1100 STORES, 1 STORY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1993	1,848	243,306
CAN	309	30	2014	93	12,244
TOTALS	2,157			1,941	255,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,941	97.7550	144.68	280,824	1951	2012	0	0	0	9.00	91.00

3 RETAILSTOR 0% - 0 Heated Area: 1848 HX Base Yr



542430 US HWY 1, CALLAHAN

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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	838,100

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1738/1604	4/27/2011	QC	U	I	11	100
GRANTOR: KATSIKAS SIDNEY						
GRANTEE: KATSIKAS SIDNEY N T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 CAN=[YR=2014] W3 S80 E26 N3 W23 N77$ S77 E24 N77$.

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

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 228,382 Market: 0 Agricultural: 0 Common: 228,382 PRINTED 07/09/2026 BY SYS