IN OR 2846 PG 782
EX 54-2

542220 US HWY 1 LLC
55591 SHUG RD
CALLAHAN, FL 32011

2026

29-2N-25-0000-0054-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

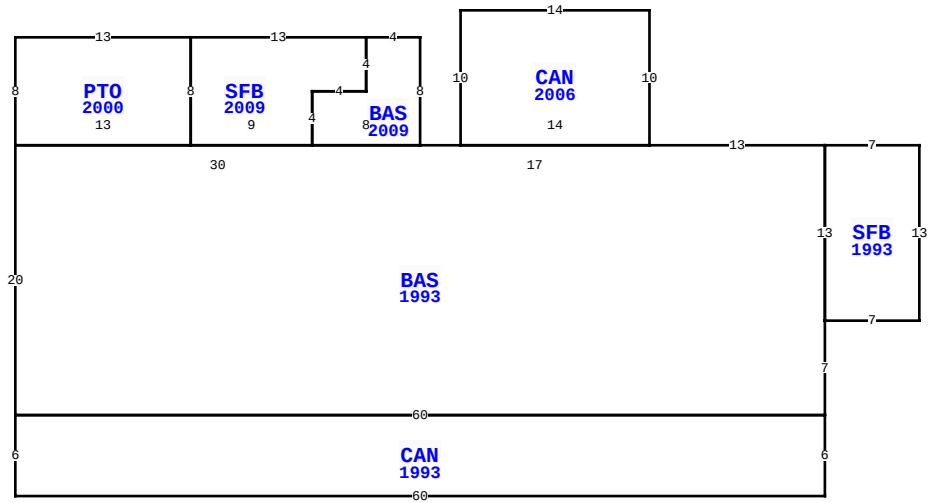
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	08	DECORATIVE 90
Interior Wall	01	MINIMUM 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Quality	00	QUALITY Level 03
Occupancy	00	100
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	1,200	100	1993	1,200	87,756
BAS	48	100	2009	48	3,510
CAN	360	30	1993	108	7,898
CAN	140	30	2006	42	3,072
PTO	104	5	2000	5	366
SFB	91	80	1993	73	5,339
SFB	88	80	2009	70	5,119
TOTALS	2,031			1,546	113,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,546	98.8218	146.26	226,118	1973	1978	0	0	0	50.00	50.00

1 RETAILSTOR 0% - 0 Heated Area: 1391 HX Base Yr



542220 US HWY 1, CALLAHAN

BLD DATE	02/07/2020	KKA	LGL DATE	
XF DATE	02/07/2020	KKA	LAND DATE	05/12/2026 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	113,059
TOTAL MARKET OB/XF VALUE	2,667
TOTAL LAND VALUE - MARKET	80,938
TOTAL MARKET VALUE	196,664
SOH/AGL Deduction	17,533
ASSESSED VALUE	179,131
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,131
TOTAL JUST VALUE	196,664
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2847	REMODEL	0	10/24/2005
2065	REMODEL	1,000	06/04/1997
2207	REMODEL	730	06/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2846/782	1/22/2026	WD	U	I	11	100
GRANTOR: CLARK BARBARA ANN						
GRANTEE: 542220 US HWY 1 LLC						
0778/0288	12/02/1996	WD	Q	I	01	100
GRANTOR: CLARK LOUELLA C						
GRANTEE: CLARK FRANCIS L & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 CAN=[YR=2006] N10 W14 S10 E14$ W17 BAS=[YR=2009] N8 W4 SFB=[YR=2009] W13 PTO=[YR=2000] W13 S8 E13 N8$ S8 E9 N4 E4 N4$ S4 W4 S4 E8$ W30 S20 CAN=[YR=1993] S6 E60 N6 W60$ E60 N7 SFB=[YR=1993] E7 N13 W7 S13$ N13$.

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	1,920.00	SF	1.00	1.00	100	1975	1975	3	50	960	
2	0812	CONCRETE C	0	0	0	0	1,153.00	SF	4.00	4.00	100	1975	1975	3	24	1,107	
3	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2000	2000	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,667

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	001100	C	STORE 1FLR	0	0004	CH	87.00	100.00	8,750.00	SF		1.00	1.00	1.00	9.25	9.25	80,938							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.20 Total Land Value: 80,938 Market: 0 Agricultural: 0 Common: 80,938 PRINTED 07/09/2026 BY SYS