



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMMT 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	56	100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		50 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
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	628	100	1993	628	36,647
BAS	648	100	1993	648	37,814
BAS	1,000	100	1993	1,000	58,355
BAS	1,000	100	1993	1,000	58,355
BAS	1,000	100	1993	1,000	58,355
BAS	1,050	100	1993	1,050	61,273
BAS	1,094	100	1993	1,094	63,841
BAS	1,400	100	1993	1,400	81,697
BAS	2,722	100	1993	2,722	158,843
BAS	3,400	100	1993	3,400	198,407
TOTALS	20,318			16,665	972,486

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0803	ASPHALT C	0	0	0	0	37,315.00	SF	1.80	1.80
2	0812	CONCRETE C	0	0	12	51	612.00	SF	4.00	4.00
3	0430	CL FNC 6B	0	0	0	0	72.00	LF	9.70	9.70
4	0381	COOLER	0	0	6	6	36.00	SF	82.50	82.50
5	0400	CONC CURB	0	0	0	0	588.00	LF	12.00	12.00
6	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00
7	0476	VF 6 SBPL	0	0	0	0	30.00	LF	32.00	32.00
8	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00
10	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00
11	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	001600	C	SH CTR COM	0	0004	CH	175.00	131.00	77,530.00	SF

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1602	04	16,665	105.1412	116.71	1,944,972	1975	1975	0	0	0 50.00	50.00

1 NBHD SHOP 0% - 0

Heated Area: 15098

HX Base Yr

** This building has 15 Sub-Areas

542190 US HWY 1, CALLAHAN

BLD DATE	12/12/2025	KW	LGL DATE
XF DATE	04/27/2022	KK	LAND DATE
INC DATE	05/15/2026	DC	AG DATE

05/12/2026 DC

TOTAL OB/XF										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0803	ASPHALT C	0	0	0	0	37,315.00	SF	1.80	1.80
2	0812	CONCRETE C	0	0	12	51	612.00	SF	4.00	4.00
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7	0476	VF 6 SBPL	0	0	0	0	30.00	LF	32.00	32.00
8	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00
10	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00
11	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00

TOTAL OB/XF										
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		2,065,869	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		2,065,869	
SOH/AGL Deduction		579,320	
ASSESSED VALUE		1,486,549	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,486,549	
TOTAL JUST VALUE		2,065,869	
NCON VALUE		0	
INCOME VALUE		2065869	
PREVIOUS YEAR MKT VALUE		1,648,325	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4040	REPAIR/RRF	0	04/01/2016
B3884-S	SIGN	0	10/06/2014
B2656	REMODEL	139,000	01/01/2004
E2548	REMODEL	1,200	11/22/2002
B01-5	REMODEL	6,000	06/01/2001
B973810	ADDITION	42,840	03/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1197/0259	12/22/2003	WD	U	V	19
GRANTOR: O'STEEN HOWARD K & GR					
GRANTEE: THE O'STEEN COMPANY					
1061/0510	6/10/2002	QC	Q	I	01
GRANTOR: O'STEEN HOWARD &					
GRANTEE: O'STEEN HOWARD K ET					

BUILDING NOTES										
CAN=[YR=2004;ORIG=-68,75] W10 S60 E242 N17 W2 N51 W36 S8 E28 S50 W222 N50 \$										
BAS=[YR=1993;LABEL=542182;ORIG=-23,75] E68 S50 W68 N50 \$										
BAS=[YR=1993;LABEL=542190;ORIG=-68,17] S29 E10 S10 S8 S7 E11 E12 E7 N4 N21 E6 E22 N29 W68 \$										
BAS=[YR=1993;LABEL=542174;ORIG=126,75] E28 S50 W28 N50 \$										
CAN=[YR=1993;ORIG=126,67] W148 W6 S4 S4 E5 E68 E20 E21 E20 E20 N8 \$										
BAS=[YR=1997;LABEL=542194;ORIG=0,0] W68 S17 E68 N17 \$										
BAS=[YR=1993;LABEL=542188;ORIG=-68,75] E10 N4 E11 S54 W21 N50 \$										
BAS=[YR=1993;LABEL=542176-A;ORIG=65,75] E21 S50 W21 N50 \$										

[illegible]