

BLOCK C LOTS 3 & 4
PT OF JASMINE ST
IN OR 1662/29

542464 US 1 LLC
3590 VALVERDE CIR
JACKSONVILLE, FL 32224

2026

29-2N-25-3140-000C-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	10	100
Frame	03	MASONRY 100
Story Height		8 100
RMS		19 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

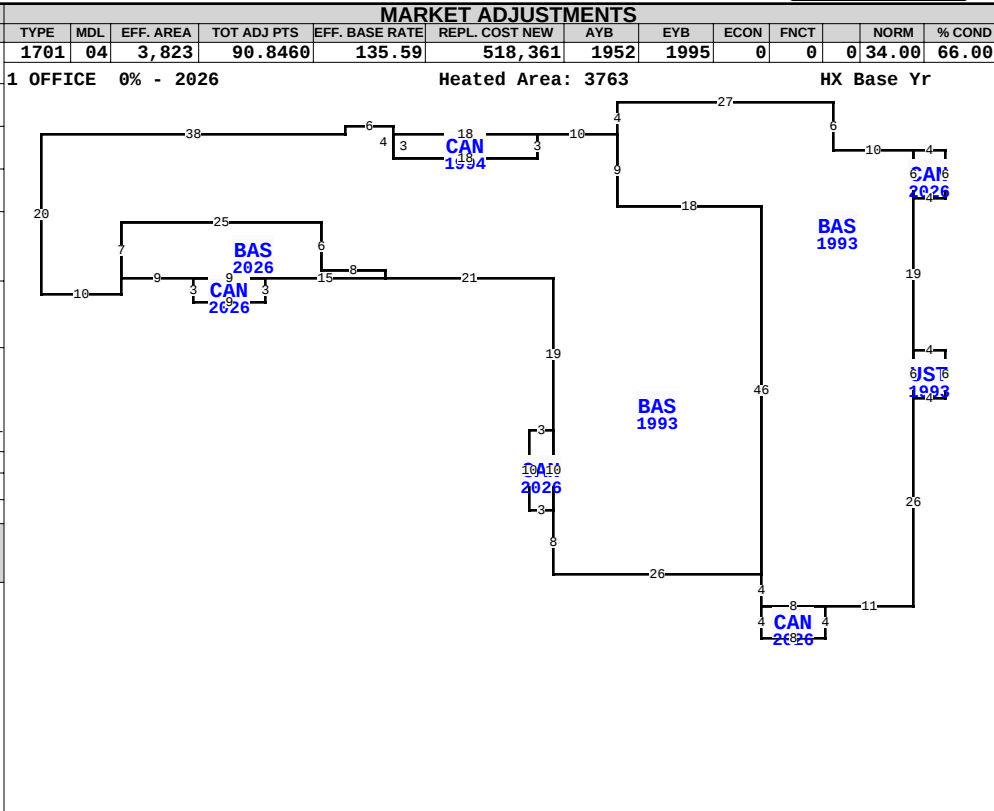
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,371	100	1993	1,371	122,690
BAS	2,209	100	1993	2,209	197,682
BAS	183	100	2026	183	16,377
CAN	54	30	1994	16	1,432
CAN	24	30	2026	7	626
CAN	27	30	2026	8	716
CAN	30	30	2026	9	805
CAN	32	30	2026	10	895
UST	24	40	1993	10	895

TOTALS	3,954			3,823	342,118
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0803	ASPHALT C	0	0	60	100		2.00	2.00	100	1980
2	0812	CONCRETE C	0	0	0	0		4.00	4.00	100	1980
3	0400	CONC CURB	0	0	0	0		15.00	15.00	100	1980

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001100	C	STORE 1FLR	0	0004	CH	125.00	100.00	14,110.82	SF	



BLD DATE	02/06/2018	KK	LGL DATE	
XF DATE	02/06/2018	KK	LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
7,433											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001100	C	STORE 1FLR	0	0004	CH	125.00	100.00	14,110.82	SF	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	342,118		
TOTAL MARKET OB/XF VALUE	7,433		
TOTAL LAND VALUE - MARKET	91,720		
TOTAL MARKET VALUE	441,271		
SOH/AGL Deduction	0		
ASSESSED VALUE	441,271		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	441,271		
TOTAL JUST VALUE	441,271		
NCON VALUE	272,244		
INCOME VALUE	123556		
PREVIOUS YEAR MKT VALUE	227,109		

CALLAHAN CROSSING SUITES (INDIVIDUAL RENTAL BZ SUI			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
4147	ADDITION	0	09/28/2017
2339	H/AC	15	11/27/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2812/906	8/28/2025	WD	Q	I	03	350,000	
GRANTOR: PITTMAN WALLACE S SR							
GRANTEE: 542464 US 1 LLC							
1274/1288	11/17/2004	WD	Q	I	01	75,000	
GRANTOR: CLARK MICHAEL L &							
GRANTEE: PITTMAN WALLACE JR							

BUILDING NOTES											
BAS=[YR=1993;ORIG=-36,-2] W10 S3 W18 N4 W6 S1 W38 S20 E10 N2 N7 E25 S6 E8 S1 E21 S19 S10 S8 E26 N46 W18 N9 \$ BAS=[YR=1993;ORIG=1,0] W10 N6 W27 S4 S9 E18 S46 S4 E8 E11 N26 N6 N19 N6 \$ CAN=[YR=1994;ORIG=-46,-2] W18 S3 E18 N3 \$ UST=[YR=1993;ORIG=1,31] E4 N6 W4 S6 \$ BAS=[YR=2026;ORIG=-98,9] E25 S6 E8 S1 W15 W9 W9 N7 \$ CAN=[YR=2026;ORIG=-89,16] E9 S3 W9 N3 \$ CAN=[YR=2026;ORIG=-44,35] W3 S10 E3 N10 \$ CAN=[YR=2026;ORIG=-18,57] E8 S4 W8 N4 \$ CAN=[YR=2026;ORIG=1,0] E4 S6 W4 N6 \$											