BLK 2 LOTS 1,4 & PT LOTS 2 & 3
IN OR 1564/303 & OR 1564/310
(EX UTIL ESMT OR 1898/899)

VYSTAR CREDIT UNION
PO BOX 45085
JACKSONVILLE, FL 32232

2026

29-2N-25-3160-0002-0012

BUILDING CHARACTERISTICS

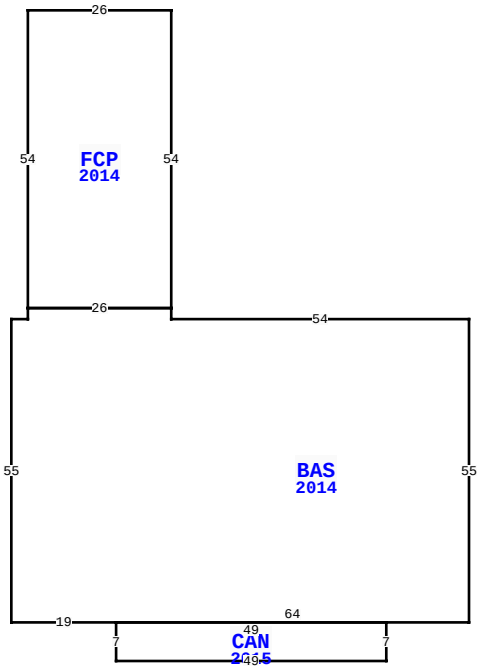
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2300	FINANCIAL BLDG
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	4,617	100	2014	4,617	730,073
CAN	343	30	2015	103	16,287
FCP	1,404	30	2014	421	66,571
TOTALS	6,364			5,141	812,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2302	04	5,141	112.8834	232.54	1,195,488	2014	2014	0	0	25	7.00	68.00

2 BRNCH BANK 0% - 0 Heated Area: 4617 HX Base Yr



542277 US HWY 1, CALLAHAN

BLD DATE	02/11/2020	KKA	LGL DATE	05/12/2026	DC
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 2 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	812,932
TOTAL MARKET OB/XF VALUE	228,192
TOTAL LAND VALUE - MARKET	833,788
TOTAL MARKET VALUE	1,874,912
SOH/AGL Deduction	0
ASSESSED VALUE	1,874,912
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,874,912
TOTAL JUST VALUE	1,874,912
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,812,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3807	BANK BRANCH	512,475	07/30/2013
B3464	NEW CONSTR	110,443	06/21/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1564/0303	4/30/2008	WD	Q	I		1,005,000
GRANTOR: C & S FAMILY LIMITED						
GRANTEE: VYSTAR CREDIT UNION						
1564/0300	4/30/2008	QC	U	I	07	100
GRANTOR: CARTER LAURA GAILLE S						
GRANTEE: C & S FAMILY LIMITE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W54 N2 FCP=[YR=2014] N54 W26 S54 E26$ W26 S2 W3 S55 E19 CAN=[YR=2015] S7 E49 N7 W49$ E64 N55$.

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	36,212.00	SF	2.00	2.00	100	2014	2014	3	70	50,697	
2	0400	CONC CURB	0	0	0	0	2,374.00	LF	15.00	15.00	100	2014	2014	3	95	33,830	
3	0803	ASPHALT C	0	0	0	0	10,304.00	SF	2.00	2.00	100	2014	2014	3	70	14,426	
4	0812	CONCRETE C	0	0	0	0	1,174.00	SF	4.00	4.00	100	2014	2014	3	93	4,367	
5	0810	CONCRETE A	0	0	15	10	150.00	SF	6.50	6.50	100	2014	2014	3	93	907	
6	0850	PEBBLE WLK	0	0	100	3	300.00	SF	3.50	3.50	100	2014	2014	3	93	977	
7	0811	CONCRETE B	0	0	0	0	857.00	SF	5.20	5.20	100	2014	2014	3	93	4,144	
8	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2014	2014	3	83	1,121	
9	0976	DECORATIVE	0	0	0	0	2.00	UT	125.00	125.00	100	2014	2014	3	83	208	
10	0524	PUMP ISLND	0	0	0	0	369.00	SF	4.50	4.50	100	2014	2014	3	98	1,627	

LAND DESCRIPTION

TOTAL OB/XF 112,304

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	002300	C	FINANCIAL	0	0003	CH	0.00	0.00	101,060.00	SF		1.00	1.00	1.00	8.25	8.25	833,745							
2	009400	C	RIGHT-OF-WAY	0	0003	CH	0.00	0.00	0.43	AC		1.00	1.00	1.00	100.00	100.00	43							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.43 Total Land Value: 833,788 Market: 0 Agricultural: 0 Common: 833,788 PRINTED 07/09/2026 BY SYS

BLK 2 LOTS 1,4 & PT LOTS 2 & 3
IN OR 1564/303 & OR 1564/310
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2026

29-2N-25-3160-0002-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2300	FINANCIAL BLDG	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE			LGL DATE		
XF DATE	02/11/2020	KKA	LAND DATE	05/12/2026	DC
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OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: CARTER LAURA GAILLE S						
GRANTEE: C & S FAMILY LIMITE						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0972	ST LGHT UN	0	0	0	0	11.00	UT	2,530.00	2,530.00	100	2014	2014	3	83	23,099	
12	0975	ST LT/ARM	0	0	0	0	5.00	UT	500.00	500.00	100	2014	2014	3	83	2,075	
13	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	100	2014	2014	3	95	190	
14	4950	BOLLARD	0	0	0	0	43.00	UT	100.00	100.00	100	2014	2014	3	100	4,300	
15	2025	PNMTC UNIT	0	0	0	0	4.00	UT	14,500.00	14,500.00	100	2014	2014	3	98	56,840	
16	0422	CL FNC 4'	0	0	0	0	816.00	LF	15.00	15.00	100	2014	2014	3	83	10,159	
17	1123	CB 8"	0	0	0	0	3,112.00	SF	6.15	6.15	100	2014	2014	3	93	17,799	
18	1128	BRICK 12"	0	0	0	0	60.00	SF	14.00	14.00	100	2014	2014	3	98	823	
19	1126	CB/STC 8"	0	0	0	0	81.00	SF	8.00	8.00	100	2014	2014	3	93	603	

LAND DESCRIPTION

TOTAL OB/XF 115,888

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.43 Total Land Value: 833,788 Market: 0 Agricultural: 0 Common: 833,788 PRINTED 07/09/2026 BY SYS