BLOCK 3 LOT 1-B PT OF 1-A
PT OF LOTS 1 & 4 OR 119/429 &
OR 241/529, BLOCK 3 PT LOTS 2

THOMPSON FAMILY TRUST/THOMPSON GARY TRUSTEE
6154 LANNIE RD
JACKSONVILLE, FL 32218

2026

29-2N-25-3160-0003-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

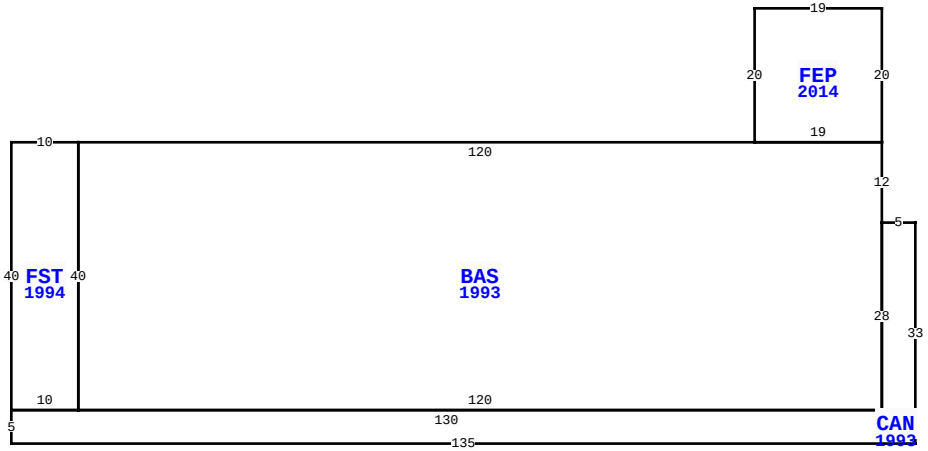
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		17 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	4,800	100	1993	4,800	194,362
CAN	815	30	1993	244	9,880
FEP	380	80	2014	304	12,310
FST	400	50	1994	200	8,098
TOTALS	6,395			5,548	224,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1601	04	5,548	85.9741	101.23	561,624	1982	1982	0	0	10	50.00	40.00

1 COMNTYSHOP 0% - 0 Heated Area: 5104 HX Base Yr



542233 US HWY 1, CALLAHAN

BLD DATE	02/04/2019	KK	LGL DATE		
XF DATE	02/04/2019	KK	LAND DATE	05/12/2026	DC
INC DATE	06/03/2026	REA	AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,939,384
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,939,384
SOH/AGL Deduction	300,230
ASSESSED VALUE	1,639,154
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,639,154
TOTAL JUST VALUE	1,939,384
NCON VALUE	0
INCOME VALUE	1939384
PREVIOUS YEAR MKT VALUE	1,811,510

THOMPSON MALL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4568	REMODEL	0	06/06/2022
E4108	REMODEL	0	05/22/2017
B2644	REMODEL	1,875	12/03/2003
B2552	SIGN	7,000	12/16/2002
B2521	REMODEL	28,500	08/01/2002
B2525	REMODEL	2,000	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2828/1015	11/07/2025	WD	U	I	11	100
GRANTOR: THOMPSON DELORES						
GRANTEE: THOMPSON FAMILY TRU						
0241/0529	6/15/1977	WD	U	I		40,000
GRANTOR: MILLIGAN RG & MARLEEN						
GRANTEE: THOMPSON JACK & DEL						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W5 BAS=[YR=1993] N12 FEP=[YR=2014] N20 W19 S20 E19$ W120 FST=[YR=1994] W10 S40 E10 N40$ S40 E120 N28$ S28 W130 S5 E135 N33 $.

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	37,468.00	SF	2.00	2.00	100	1990	1990	3	50	37,468	
2	0812	CONCRETE C	0	0	0	0	26,705.00	SF	4.00	4.00	100	1985	1985	3	41	43,796	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1985	1985	3	20	60	
4	0964	HALON SYST	0	0	12	4	48.00	SF	50.00	50.00	100	2002	2002	3	79	1,896	
5	0964	HALON SYST	0	0	10	4	40.00	SF	50.00	50.00	100	2002	2002	3	79	1,580	
6	0141	BAR TOP L	0	0	0	0	28.00	LF	86.00	86.00	100	2002	2002	3	20	482	
7	4950	BOLLARD	0	0	0	0	21.00	UT	100.00	100.00	100	2000	2000	3	100	2,100	
8	0810	CONCRETE A	0	0	22	10	220.00	SF	6.50	6.50	100	1996	1996	3	68	972	
9	0752	USP	0	0	20	5	100.00	SF	15.00	15.00	100	1996	1996	3	20	300	
10	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	1985	1985	3	21	2,125	

TOTAL OB/XF 90,779

LAND DESCRIPTION

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	001600	C	SH CTR COM	0	0004	CH	0.00	0.00	115,870.00	SF		1.00	1.00	1.00	8.25	8.25	955,928							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.66 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

BLOCK 3 LOT 1-B PT OF 1-A
PT OF LOTS 1 & 4 OR 119/429 &
OR 241/529, BLOCK 3 PT LOTS 2

THOMPSON FAMILY TRUST/THOMPSON GARY TRUSTEE
6154 LANNIE RD
JACKSONVILLE, FL 32218

2026

29-2N-25-3160-0003-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

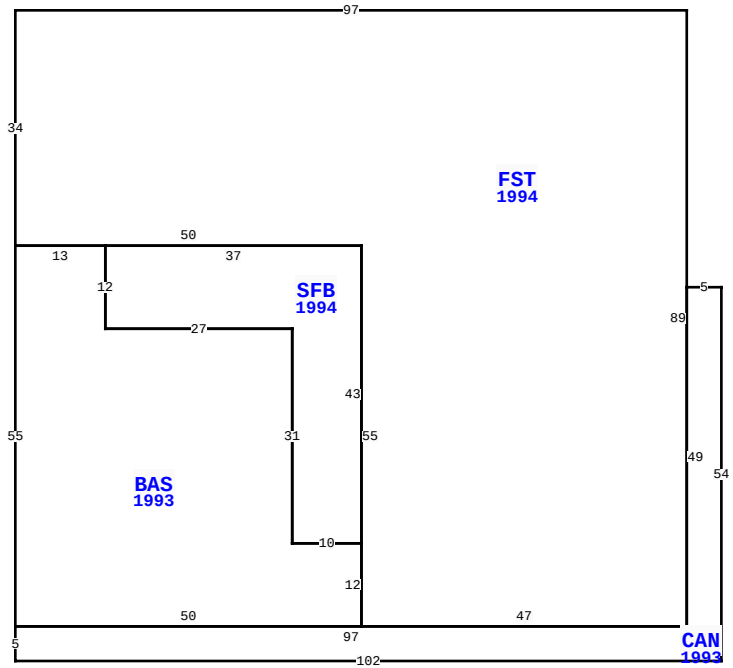
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,996	100	1993	1,996	102,115
CAN	755	30	1993	226	11,562
FST	5,883	50	1994	2,942	150,513
SFB	754	80	1994	603	30,850
TOTALS	9,388			5,767	295,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1601	04	5,767	108.6164	127.90	737,599	1973	1973	0	0	10	50.00	40.00

5 COMNTYSHOP 0% - 0 Heated Area: 2599 HX Base Yr



542233 US HWY 1, CALLAHAN

BLD DATE	02/04/2019	KK	LGL DATE	
XF DATE	02/04/2019	KK	LAND DATE	05/12/2026 DC
INC DATE	06/03/2026	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,939,384
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,939,384
SOH/AGL Deduction	300,230
ASSESSED VALUE	1,639,154
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,639,154
TOTAL JUST VALUE	1,939,384
NCON VALUE	0
INCOME VALUE	1939384
PREVIOUS YEAR MKT VALUE	1,811,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2529	SIGN	2,400	08/01/2002
E2509	REMODEL	0	06/01/2002
E2416	CHNGE SRVC	0	01/02/2002
P2417	REMODEL	3,500	01/02/2002
2406	CHNGE SRVC	0	11/19/2001
2404	H/AC	0	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2828/1015	11/07/2025	WD	U	I	11	100
GRANTOR: THOMPSON DELORES						
GRANTEE: THOMPSON FAMILY TRU						
0241/0529	6/15/1977	WD	U	I		40,000
GRANTOR: MILLIGAN RG & MARLEEN						
GRANTEE: THOMPSON JACK & DEL						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1994] W97 S34 BAS=[YR=1993] S55 CAN=[YR=1993] S5 E102 N54 W5 S49 W97$ E50 N12 SFB=[YR=1994] N43 W37 S12 E27 S31 E10$ W10 N31 W27 N12 W13$ E50 S55 E47 N89$.

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	1242	WD DECK A	0	0	8	5	40.00	SF	10.00	10.00	100	1996	1996	3	20	80	
12	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	1990	1990	3	20	160	
13	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	2000	2000	3	45	1,400	
14	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2000	2000	3	45	225	
15	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2000	2000	3	45	405	

LAND DESCRIPTION

TOTAL OB/XF 2,270

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: 2.66 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

BLOCK 3 LOT 1-B PT OF 1-A
PT OF LOTS 1 & 4 OR 119/429 &
OR 241/529, BLOCK 3 PT LOTS 2

THOMPSON FAMILY TRUST/THOMPSON GARY TRUSTEE
6154 LANNIE RD
JACKSONVILLE, FL 32218

2026

29-2N-25-3160-0003-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	07	CORK/VTILE 70
Interior Floo	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		19 100
Frame	05	STEEL 100
Story Height		10 100
RMS		13 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

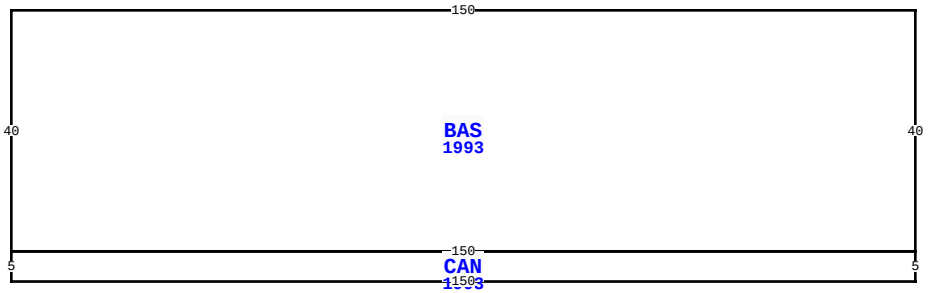
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,000	100	1993	6,000	304,740
CAN	750	30	1993	225	11,428
TOTALS	6,750			6,225	316,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1601	04	6,225	86.2686	101.58	632,336	1985	1985	0	0	0	50.00	50.00

8 COMNTYSHOP 0% - 0 Heated Area: 6000 HX Base Yr



542233 US HWY 1, CALLAHAN

BLD DATE	02/04/2019	KK	LGL DATE	
XF DATE	02/04/2019	KK	LAND DATE	05/12/2026 DC
INC DATE	06/03/2026	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,939,384
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,939,384
SOH/AGL Deduction	300,230
ASSESSED VALUE	1,639,154
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,639,154
TOTAL JUST VALUE	1,939,384
NCON VALUE	0
INCOME VALUE	1939384
PREVIOUS YEAR MKT VALUE	1,811,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2212	REPAIR/RRF	21,800	09/24/1999
2053	REMODEL	3,200	04/24/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2828/1015	11/07/2025	WD	U	I	11	100
GRANTOR: THOMPSON DELORES						
GRANTEE: THOMPSON FAMILY TRU						
0241/0529	6/15/1977	WD	U	I		40,000
GRANTOR: MILLIGAN RG & MARLEEN						
GRANTEE: THOMPSON JACK & DEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W150 S40 CAN=[YR=1993] S5 E150 N5 W150$ E150 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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: 2.66 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS