



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 100			
Interior Floo	11	CLAY TILE 100			
Ceiling	02	F.NOT SUS 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		3 100			
Frame	02	WOOD FRAME 100			
Story Height		9 100			
RMS		2 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	06	DIST 1D 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	2700	VEH SALE/REPAIR			
MAP NUM		MKT AREA			08
NEIGHBORHOOD/LOC	1290.100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	1993	400	27,959
CAN	96	30	2004	29	2,027
TOTALS	496			429	29,986

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	429	106.4385	158.86	68,151	1984	1986	0	0	56.00	44.00
1 OFFICE 0% - 0 Heated Area: 400 HX Base Yr											
541703 US HWY 1, CALLAHAN											
BLD DATE		02/11/2020		KKA		LGL DATE		05/12/2026			
XF DATE		02/11/2020		KKA		LAND DATE		DC			
INC DATE						AG DATE					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0811	CONCRETE B	0	0	0	0	780.00	SF	5.20	5.20	100
2	0803	ASPHALT C	0	0	0	0	14,993.00	SF	2.00	2.00	100
3	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100
4	0430	CL FNC 6B	0	0	0	0	1,250.00	LF	9.70	9.70	100
5	0422	CL FNC 4'	0	0	0	0	155.00	LF	15.00	15.00	100
6	0510	GARAGE WD-	0	0	16	20	320.00	SF	35.00	35.00	100
7	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100
8	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100
9	0812	CONCRETE C	0	0	0	0	1,062.00	SF	4.00	4.00	100
10	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00	50.00	100

LAND DESCRIPTION				TOTAL OB/XF										25,494										
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	002500	C	SRVC SHOPS	0	0004	CI	0.00	0.00	56,628.00	SF		1.00	1.00	0.70	1.75	1.23	69,369							
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WHIDDON LOREN GLENN & STEPHANIE R L/E/
541703 US HWY 1
CALLAHAN, FL 32011

32-2N-25-0000-0007-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 4																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	15	CONC BLOCK 100								2501	06	3,713	76.9567	69.84	259,316	1979	1985	0	0	0	50.00	50.00	VALUATION BY																								
Roof Structur	04	WOOD TRUSS 100								2 SERV SHOP 0% - 0														Heated Area: 2400								HX Base Yr								STANDARD							
Roof Cover	12	MODULAR MT 100																														Tax Group: 6								Tax Dist:							
Interior Wall	01	MINIMUM 100																														BUILDING MARKET VALUE								277,000							
Interior Floo	03	CONC FINSH 100																														TOTAL MARKET OB/XF VALUE								34,695							
Ceiling	02	F.NOT SUS 100																														TOTAL LAND VALUE - MARKET								69,369							
Air Condition	01	NONE 100																														TOTAL MARKET VALUE								381,064							
Heating Type	01	NONE 100																														SOH/AGL Deduction								43,913							
Plumbing		2 100																														ASSESSED VALUE								337,151							
Frame	03	MASONRY 100																														TOTAL EXEMPTION VALUE								0							
Story Height		11 100																														BASE TAXABLE VALUE								337,151							
RMS		3 100																														TOTAL JUST VALUE								381,064							
Stories	1.	1. 100																														NCON VALUE								0							
Class	00	. 100																														INCOME VALUE															
Units		0 100																														PREVIOUS YEAR MKT VALUE								363,460							
BUD8 Adjustme	06	DIST 1D 100																																													
Occupancy	00	NONE 100																																													
Quality	03	Quality Level 03																																													
DOR CODE	2700	VEH SALE/REPAIR																																													
MAP NUM		MKT AREA																																													
NEIGHBORHOOD/LOC	1290.100																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
AOF	300	185	1993	555	19,381																																										
BAS	1,200	100	1993	1,200	41,904																																										
BAS	900	100	1996	900	31,428																																										
UCP	750	40	1993	300	10,476																																										
UCP	966	40	1993	386	13,479																																										
UCP	450	40	1996	180	6,286																																										
UCP	480	40	1996	192	6,705																																										
TOTALS	5,046			3,713	129,658																																										
EXTRA FEATURES										541703 US HWY 1, CALLAHAN										BLD DATE 02/11/2020 KKA KKA LGL DATE 05/12/2026 DC																											
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																														
11	7100	SPRAY BTH	0	0	0	0	1.00	UT	12,500.00	12,500.00	100	1990	1990	3	20	2,500																															
12	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1985	1985	3	20	240																															
13	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1988	1988	3	20	160																															
14	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1990	1990	3	20	240																															
15	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	1996	1996	3	20	320																															
16	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2005	2005	3	21	756																															
17	0510	GARAGE WD-	0	0	18	18	324.00	SF	35.00	35.00	100	2005	2005	3	32	3,629																															
18	0092	AUTO GATE	0	0	0	0	1.00	UT	4,375.00	4,375.00	100	2009	2009	3	31	1,356																															
LAND DESCRIPTION										TOTAL OB/XF										9,201																											
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																							

REVIEW DATE	01/01/2023	BY	CD	Total Acres: 1.30	Total Land Value: 69,369	Market: 0	Agricultural: 0	Common: 69,369	PRINTED 07/09/2026 BY SYS
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