

PT OF SEC 37 IN OR 2382/393
BEING PAR A&B & PT OF SEC 37
PT OR 2172/1002

CALLAHAN COUNTRY RV RESORT LLC/
405 GOLFWAY WEST DRIVE, SUITE 300
ST AUGUSTINE, FL 32095

2026

37-1N-25-0000-0004-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	STAND SEAM 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floor	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	25	100
Frame	03	MASONRY 100
Story Height		10 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	3600	CAMPS

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

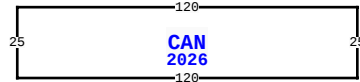
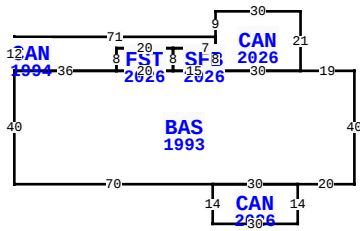
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,800	100	1993	4,800	723,264
CAN	575	30	1994	172	25,917
CAN	420	30	2026	126	18,985
CAN	630	30	2026	189	28,478
CAN	3,000	30	2026	900	135,612
FST	160	50	2026	80	12,054
SFB	117	80	2026	94	14,164
TOTALS	9,702			6,361	958,475

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
4	2501	GOLF CRS 1	0	0	0	0	9.00	UT	26,000.00	26,000.00	
5	0964	HALON SYST	1	0	0	9	27.00	SF	50.00	50.00	
6	0418	EXHST FAN	1	0	0	0	1.00	UT	400.00	400.00	
33	0812	CONCRETE C	0	0	0	0	5,700.00	SF	4.00	4.00	
34	0810	CONCRETE A	0	0	0	0	875.00	SF	6.50	6.50	
35	0462	ST/AL FNC	0	0	650	4	2,600.00	SF	10.00	10.00	

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	003600	C	CAMPS	0		PUD			82.48	AC	
2	003600	C	CAMPS	0		PUD			39.42	AC	
3	003800	C	GOLF CRS	0		PUD			41.41	AC	
4	003800	C	GOLF CRS	0		PUD			18.25	AC	
5	009600	C	WASTELAND	0		PUD			82.75	AC	

REVIEW DATE	12/10/2025	BY	KW
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0303	04	6,361	139.3194	157.78	1,003,639	1971	2015	0	0	4.50	95.50	
1 CLUB HOUSE 0% - 0 Heated Area: 4894 HX Base Yr												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		958,475	
TOTAL MARKET OB/XF VALUE		243,438	
TOTAL LAND VALUE - MARKET		3,303,425	
TOTAL MARKET VALUE		4,505,338	
SOH/AGL Deduction		1,226,158	
ASSESSED VALUE		3,279,180	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		3,279,180	
TOTAL JUST VALUE		4,505,338	
NCON VALUE		606,063	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,241,219	

BLDG CLUBHOUSE/PRO SHOP			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
260004771	NEW BUILD OF ACCE	122,416	05/04/2026
B260003109	NEW COMMERCIAL LA	750,180	03/24/2026
B260002834	NEW COMMERCIAL: I	387,299	03/17/2026
B260002841	NEW COMMERCIAL :	353,786	03/17/2026
SP260002830	NEW COMMERCIAL IN	323,400	03/17/2026
SP260002831	NEW COMMERCIAL IN	270,000	03/17/2026

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2513/0938	11/09/2021	MS U	I	11	0
GRANTOR: GREENE & GROGAN PROPE					
GRANTEE: CALLAHAN COUNTRY RV					
2497/1601	6/28/2021	MS U	V	11	0
GRANTOR: NASSAU COUNTY					
GRANTEE: GREENE KENNETH L SR					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=-120,12] S40 E70 E30 E20 N40 W19 W30 W15 W20 W36 \$											
CAN=[YR=2026;ORIG=-49,12] N8 N4 N9 E30 S21 W30 \$											
CAN=[YR=1994;ORIG=-49,4] N4 W71 S12 E36 N8 E20 E5 S1 E3 N1 E7 \$											
CAN=[YR=2026;ORIG=-50,52] E30 S14 W30 N14 \$											
FST=[YR=2026;LABEL=walk-in freezer/cooler;ORIG=-84,4] E20 S8 W20 N8 \$											
SFB=[YR=2026;ORIG=-49,4] S8 W15 N8 E5 S1 E3 N1 E7 \$											
CAN=[YR=2026;LABEL=Alumn driving range covered area;ORIG=79,10] E120 S25 W120 N25 \$											
.											

4100 CALLAHAN CLUB BLVD, CALLAHAN				BLD DATE						LGL DATE		06/12/2026	DC
				XF DATE						LAND DATE			
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
9.00	UT	26,000.00	26,000.00	100	1975	1975	3	80	187,200				
27.00	SF	50.00	50.00	100	2026	2025	3	100	1,350				
1.00	UT	400.00	400.00	100	2026	2025	3	100	400				
5,700.00	SF	4.00	4.00	100	2026	2025		100	22,800				
875.00	SF	6.50	6.50	100	2026	2025		100	5,688				
2,600.00	SF	10.00	10.00	100	2026	2025		100	26,000				

TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	CONSD
1	003600	C	CAMPS	0		PUD			82.48	AC		1.00
2	003600	C	CAMPS	0		PUD			39.42	AC		1.00
3	003800	C	GOLF CRS	0		PUD			41.41	AC		1.00
4	003800	C	GOLF CRS	0		PUD			18.25	AC		1.00
5	009600	C	WASTELAND	0		PUD			82.75	AC		1.00

Market: 0	Agricultural: 0	Common: 3,303,425	PRINTED 07/09/2026 BY SYS
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