IN OR 488 PG 1280

THOMPSON A B JR & D DEBRA
540111 US HWY 1
CALLAHAN, FL 32011

2026

37-1N-25-0000-0015-0030

BUILDING CHARACTERISTICS

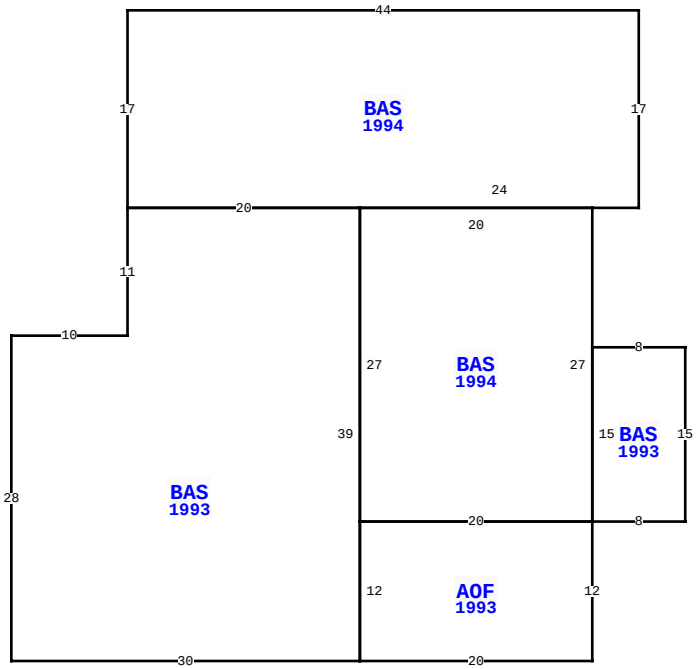
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	240	100	1993	240	6,094
BAS	120	100	1993	120	3,047
BAS	1,060	100	1993	1,060	26,914
BAS	540	100	1994	540	13,711
BAS	748	100	1994	748	18,992
TOTALS	2,708			2,708	68,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	2,708	55.9541	50.78	137,512	1976	1983	0	0	0	50.00	50.00

1 SERV SHOP 0% - 0 Heated Area: 2708 HX Base Yr



540118 US HWY 1, CALLAHAN

BLD DATE	09/22/2020 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	68,756
TOTAL MARKET OB/XF VALUE	8,310
TOTAL LAND VALUE - MARKET	87,120
TOTAL MARKET VALUE	164,186
SOH/AGL Deduction	62,776
ASSESSED VALUE	101,410
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,410
TOTAL JUST VALUE	164,186
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974324	REMODEL	3,500	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0488/1280	5/01/1986	WD	U	I		9,500
GRANTOR:						
GRANTEE:						
0488/1279	5/01/1986	WD	U	I		15,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W44 S17 BAS=[YR=1993] S11 W10 S28 E30
AOF=[YR=1993] E20 N12 W20 S12 $ N39 W20 $ E20 BAS=[YR=1994]
S27 E20 BAS=[YR=1993] E8 N15 W8 S15 $ N27 W20 $ E24 N17 $.

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	0812	CONCRETE C	0	0	0	0	2,340.00	SF	4.00	4.00	100	2000	2000	3	75	7,020	
2	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	1976	1976	3	20	320	
3	0422	CL FNC 4'	0	0	0	0	98.00	LF	15.00	15.00	100	2007	2007	3	66	970	

LAND DESCRIPTION

TOTAL OB/XF 8,310

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	002500	C	SRVC SHOPS	0	0004	CI	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	2.00	2.00	87,120							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 87,120 Market: 0 Agricultural: 0 Common: 87,120 PRINTED 07/09/2026 BY SYS