

PT OF LOT 1 (S-4)
IN OR 2318/625
ESMT OR 603/1092

LHM CALLAHAN LLC/
8405 PAPELON WAY
JACKSONVILLE, FL 32217

2026

37-1N-25-2940-0001-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	03	6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RES

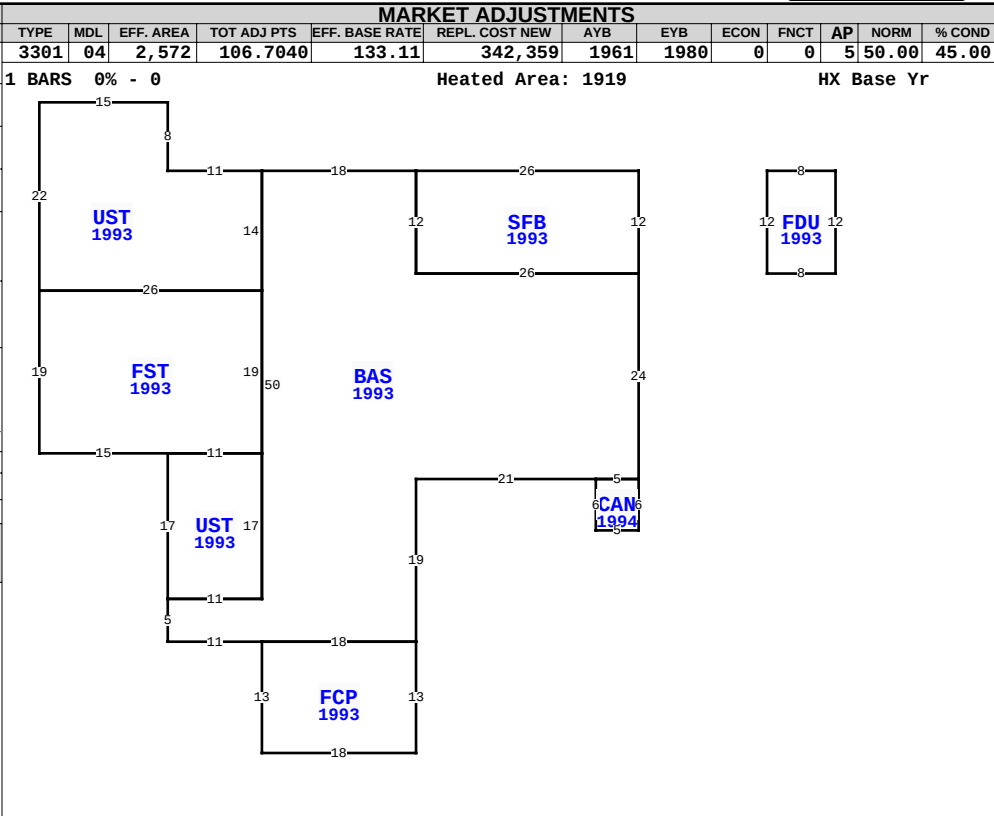
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,669	100	1993	1,669	99,972
CAN	30	30	1994	9	539
FCP	234	30	1993	70	4,193
FDU	96	60	1993	58	3,474
FST	494	50	1993	247	14,795
SFB	312	80	1993	250	14,975
UST	187	40	1993	75	4,492
UST	484	40	1993	194	11,620

TOTALS	3,506			2,572	154,062
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0381	COOLER	0	0	17	9	153.00	SF	82.50	82.50	
2	0430	CL FNC 6B	0	0	0	0	87.00	LF	9.70	9.70	
3	0803	ASPHALT C	0	0	0	0	19,417.00	SF	2.00	2.00	
4	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	
5	0443	STK FNC 6'	0	0	0	0	65.00	LF	10.00	10.00	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	
7	0141	BAR TOP L	0	0	0	0	32.00	LF	86.00	86.00	
8	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	
9	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001200	C	STORE COMB	0		CG	0.00	0.00	40,947.00	SF	



BLD DATE	11/02/2022	HS	LGL DATE	
XF DATE	09/22/2020	KK	LAND DATE	05/12/2026
INC DATE			AG DATE	DC

TOTAL OB/XF											
13,288											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		311,196	
TOTAL MARKET OB/XF VALUE		13,288	
TOTAL LAND VALUE - MARKET		107,486	
TOTAL MARKET VALUE		431,970	
SOH/AGL Deduction		0	
ASSESSED VALUE		431,970	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		431,970	
TOTAL JUST VALUE		431,970	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		401,253	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25280	REMODEL	0	08/01/2012
B26182	REMODEL	2,500	07/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2318/0635	11/08/2019	WD Q	I	I	01
					SALE PRICE
					375,000
GRANTOR: NEW KINGS HOLDINGS LL					
GRANTEE: LHM CALLAHAN LLC					
1629/1939	6/30/2009	WD U	I	I	30
GRANTOR: OVERBY JOE					
GRANTEE: NEW KINGS HOLDINGS					

BUILDING NOTES											
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BUILDING DIMENSIONS											
SFB=[YR=1993] W26 BAS=[YR=1993] W18 UST=[YR=1993] W11 N8 W15 S22 FST=[YR=1993] S19 E15 UST=[YR=1993] S17 E11 N17 W11 \$ E11 N19 W26 \$ E26 N14 \$ S50 W11 S5 E11 FCP=[YR=1993] S13 E18 N13 W18 \$ E18 N19 E21 CAN=[YR=1994] S6 E5 N6 W5 \$ E5 N24 W26 N12 \$ S12 E26 N12 \$ PTR= E15 FDU=[YR=1993] E8 S12 W8 N12 \$ W15 \$.											

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JACKSONVILLE, FL 32217**

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BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 90
20 FACE BRICK 10
03 GABLE/HIP 100
03 COMP SHNGL 100
04 PLYWOOD 70
05 DRYWALL 30
14 CARPET 90
11 CLAY TILE 10
04 CENTRAL 100
03 AIR DUCTED 100
3 100
1 100
02 WOOD FRAME 100
1. 1. 100
0 100
06 DIST 1D 100
00 NONE 100
05 Quality Level 05
1200STORE/OFFICE/RES
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC1290.100
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS1,10410019931,104100,391
BAS320100200532029,099
FST120551993666,001
FST43255199423821,642
TOTALS1,9761,728157,134

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREA

TOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTAPNORM% COND

0100011,728115.0600120.81208,7601961198000519.7375.27

2 SINGLE FAM0% - 0Heated Area: 1424HX Base Yr

FST1993

FST1994

BAS1993

BAS2005

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE311,196
TOTAL MARKET OB/XF VALUE13,288
TOTAL LAND VALUE - MARKET107,486
TOTAL MARKET VALUE431,970
SOH/AGL Deduction0
ASSESSED VALUE431,970
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE431,970
TOTAL JUST VALUE431,970
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE401,253

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE
2318/063511/08/2019WDQI01375,000
GRANTOR: NEW KINGS HOLDINGS LL
GRANTEE: LHM CALLAHAN LLC
1629/19396/30/2009WDUII30100
GRANTOR: OVERBY JOE
GRANTEE: NEW KINGS HOLDINGS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FST=[YR=1993] W12 S10 FST=[YR=1994] S36 E12 N36 W12 \$ E12 N10 \$ S46 E24 N2 BAS=[YR=2005] E16 N20 W16 S20 \$ N44 \$.

EXTRA FEATURES

540223 US HWY 1, CALLAHAN

BLD DATEXF DATEINC DATE11/02/202209/22/2020HS KKLAND DATEAG DATE05/12/2026DC

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE01/01/2023BYCDTotal Acres: 0.94Total Land Value: 107,486Market: 0Agricultural: 0Common: 107,486PRINTED 07/09/2026 BY SYS