

S-2 OF LOT 15
W OF R/W OR 2635/362
EX S-3 OF LOTS 15 & 25

JOHNS ROBERT GARY SR REVOCABLE TRUST/JOHNS ROBERT
45442 PETREE ROAD
CALLAHAN, FL 32011

2026

37-1N-25-2940-0015-0000

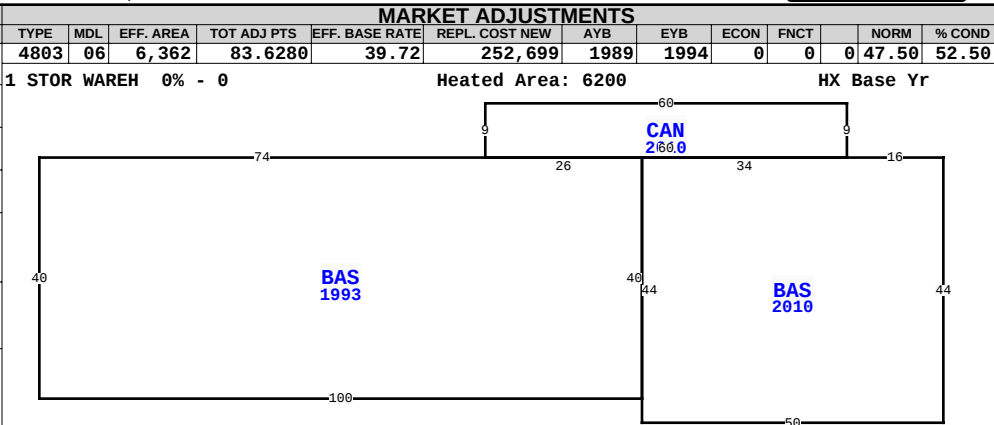


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	8 100
Frame	05 STEEL 100
Story Height	10 100
RMS	1 100
Stories	1. 100
Class	00 . 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 OWNER OCC 100
Quality	03 Quality Level 03
DOR CODE	1200STORE/OFFICE/RES
MAP NUM	MKT AREA
NEIGHBORHOOD/LOC	1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,000	100	1993	4,000	83,412
BAS	2,200	100	2010	2,200	45,877
CAN	540	30	2010	162	3,378
TOTALS	6,740			6,362	132,667

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	0	0	3,240.00	SF	4.00	4.00
2	0465	FNC GT 15'	0	0	0	1.00	UT	450.00	450.00
3	0466	FNC GT 20'	0	0	0	1.00	UT	750.00	750.00
4	0467	FNC GT 25'	0	0	0	2.00	UT	875.00	875.00
5	0430	CL FNC 6B	0	0	0	280.00	LF	9.70	9.70
6	4950	BOLLARD	0	0	0	8.00	UT	100.00	100.00
7	0810	CONCRETE A	0	0	0	352.00	SF	6.50	6.50
8	0972	ST LGHT UN	0	0	0	1.00	UT	1,265.00	1,265.00
9	0978	SECURTY LT	0	0	0	4.00	UT	450.00	450.00
10	6001	ROLLUP DR	0	0	0	1.00	UT	400.00	400.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001200	C	STORE COMB	0		CI	0.00	0.00	55,756.00



BLD DATE	02/27/2018	KK	LGL DATE	
XF DATE			LAND DATE	05/12/2026
INC DATE			AG DATE	DC

TOTAL OB/XF									
9,540									

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9,540									

NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			143,943
TOTAL MARKET OB/XF VALUE			27,844
TOTAL LAND VALUE - MARKET			97,573
TOTAL MARKET VALUE			269,360
SOH/AGL Deduction			45,870
ASSESSED VALUE			223,490
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			223,490
TOTAL JUST VALUE			269,360
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			257,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25682	NEW CONSTR	0	12/01/2012
C23062	CO ISSUED	0	02/28/2011
E22707	ELEC OTHER	0	06/01/2010
B23062	ADDITION	30,296	11/01/2009
Z960711	OTHER	0	02/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2635/362	5/01/2023	WD U	I	11	100
GRANTOR: JOHNS R GARY					
GRANTEE: JOHNS ROBERT GARY S					
1344/1869	8/25/2005	WD U	I	12	175,000
GRANTOR: CARTER JANET LYNN					
GRANTEE: JOHNS R GARY					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W16 CAN=[YR=2010] N9 W60 S9 BAS=[YR=1993] W74 S40 E100 N40 W26\$ E60\$ W34 S44 E50 N44\$.									

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