



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	15	CONC BLOCK 40
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 60
Interior Wall	05	DRYWALL 40
Interior Floor	13	LVT/LAMNT 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		10 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	OWNED OCC 00 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	65	100	1993	65	1,203
BAS	840	100	1993	840	15,552
BAS	1,585	100	1993	1,585	29,345
CAN	116	30	1998	35	648
CAN	230	30	1998	69	1,277
UOP	160	30	1998	48	889
UOP	558	30	1998	167	3,092
TOTALS	3,554			2,809	52,006

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0400	CONC CURB	0	0	0	0	34.00	LF	15.00		
3	0812	CONCRETE C	0	0	0	0	5,188.00	SF	4.00		
4	0422	CL FNC 4'	0	0	0	0	250.00	LF	15.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	002500	C	SRVC SHOPS	0		CG	168.00	143.00	24,350.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	% COND
2501	06	2,809	102.0015	92.57	260,029	1956	1956	0	0	30	50.00
1 SERV SHOP 0% - 0 Heated Area: 2490 HX Base Yr											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026
INC DATE		AG DATE	DC

TOTAL OB/XF											
16,807											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		145,757	
TOTAL MARKET OB/XF VALUE		16,807	
TOTAL LAND VALUE - MARKET		365,250	
TOTAL MARKET VALUE		527,814	
SOH/AGL Deduction		15,788	
ASSESSED VALUE		512,026	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		512,026	
TOTAL JUST VALUE		527,814	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		474,698	

ALSO OWNS ADJCNT SFR- PRCL: -0008-0010 @ 463465 SR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804616	NEW CONSTR	40,000	02/03/1998
B9804617	NEW CONSTR	40,000	02/03/1998
970924	OTHER	0	11/01/1997
68	REPAIR/RRF	24,000	05/01/1993
5770	REMODEL	8,000	05/30/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2524/0413	12/17/2021	WD	Q	I	01	410,000	
GRANTOR: HILLIARD TRUCK & AUTO							
GRANTEE: JL & OJ INVESTMENTS							
1812/1516	7/23/2012	WD	U	I	11	100	
GRANTOR: OWEN KEMMEL H							
GRANTEE: HILLIARD TRUCK & AU							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=1998] W28 CAN=[YR=1998] N4 W29 S4 UOP=[YR=1998] W50 S33 E38 CAN=[YR=1998] S1 E46 N5 W46 S4 \$ N4 W34 N24 E58 BAS=[YR=1993] E13 N5 W13 S5 \$ N5 W12 \$ E29 \$ W4 S5 BAS=[YR=1993] W36 BAS=[YR=1993] W35 S24 E35 N24\$ S24 E64 N3 E7 N7 W7 N14 W28 \$ E32 N5 \$.											

JL & OJ INVESTMENTS LLC
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38-2N-27-0000-0008-0020

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