

S-11 OF LOT 1
IN OR 2686/730
ANNEXED TOWN OF CALLAHAN PER

THOMPSON JO ANN/HIGGINBOTHAM BRIAN K ET AL
542028 US HWY 1
CALLAHAN, FL 32011

2026

49-2N-25-4100-0001-0110



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 80
Interior Wall	07 NONE 20
Interior Floo	07 CORK/VTILE 80
Interior Floo	03 CONC FINSH 20
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Plumbing	6 100
Frame	05 STEEL 100
Story Height	14 100
RMS	6 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 OWNER OCC 100
Quality	03 Quality Level 03
DOR CODE	1100STORES, 1 STORY
MAP NUM	
MKT AREA	07

NEIGHBORHOOD/LOC					
1290.100					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	1993	1,128	16,974
BAS	1,242	100	1993	1,242	18,690
BAS	2,000	100	1993	2,000	30,096
BAS	240	100	2003	240	3,611
BAS	280	100	2003	280	4,214
BAS	390	100	2003	390	5,869
BAS	720	100	2003	720	10,835
CAN	496	30	1993	149	2,242
UCP	1,440	40	1993	576	8,668
TOTALS	7,936			6,725	101,198

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	13,650.00	SF	2.00	2.00	13,650
2	0430	CL FNC 6B	0	0	0	0	879.00	LF	9.70	9.70	1,791
3	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	252
4	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	315
5	0443	STK FNC 6'	0	0	0	0	347.00	LF	10.00	10.00	694
6	0810	CONCRETE A	0	0	100	2	200.00	SF	6.50	6.50	533
7	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	189
8	0811	CONCRETE B	0	0	30	20	600.00	SF	5.20	5.20	2,902

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001100	C	STORE 1FLR	0	0004	CH	416.00	220.00	96,800.00	SF	

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	06	6,725	105.6056	50.16	337,326	1985	1985	0	0	0 70.00	30.00
1 STOR WAREH 0% - 0 Heated Area: 6000 HX Base Yr											
542028 US HWY 1, CALLAHAN											

BLD DATE	07/29/2024	REA	KK	LGL DATE	05/12/2026	DC
XF DATE	02/17/2022	KK		LAND DATE		
INC DATE		AG DATE				

TOTAL OB/XF											
20,326											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001100	C	STORE 1FLR	0	0004	CH	416.00	220.00	96,800.00	SF	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		101,198	
TOTAL MARKET OB/XF VALUE		20,326	
TOTAL LAND VALUE - MARKET		701,800	
TOTAL MARKET VALUE		823,324	
SOH/AGL Deduction		368,786	
ASSESSED VALUE		454,538	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		454,538	
TOTAL JUST VALUE		823,324	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		800,456	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9144	REMODEL	0	01/01/2002
P5335	REMODEL	0	01/01/2002
B10184	REMODEL	0	01/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2686/730	12/18/2023	QC	U	I	11	100	
GRANTOR: THOMPSON JO ANN L							
GRANTEE: THOMPSON JO ANN							
1055/1239	5/14/2002	QC	U	I	07	100	
GRANTOR: ARMSTRONG RICKEY H							
GRANTEE: THOMPSON JO ANN ETA							

BUILDING NOTES											
BUILDING DIMENSIONS											
UCP=[YR=1993] W24 BAS=[YR=1993] W50 BAS=[YR=1993] W50 S13 BAS=[YR=1993] S47 CAN=[YR=1993] S4 E124 N4 W124 \$ E24 BAS=[YR=2003] E26 BAS=[YR=2003] E36 BAS=[YR=2003] E14 N20 W14 S20 \$ N20 W36 S20 \$ N15 W26 S15 \$ N47 W24 \$ E24 S32 E26 N5 BAS=[YR=2003] N12 W20 S12 E20 \$ W20 N12 E20 N28 \$ S40 E50 N40 \$ S60 E24 N60 \$.											

Total Acres: 2.22 Total Land Value: 701,800 Market: 0 Agricultural: 0 Common: 701,800 PRINTED 07/09/2026 BY SYS