LOTS 15 THRU 18
ESMT PT OR 489/580 & 581
ESMTS OR 492/420 & OR 608/664

CC&O ENTERPRISES INC
26122 SHEARD STOKES RD
HILLIARD, FL 32046

2026

49-2N-25-4120-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	05	ASPH TILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	05	STEEL 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

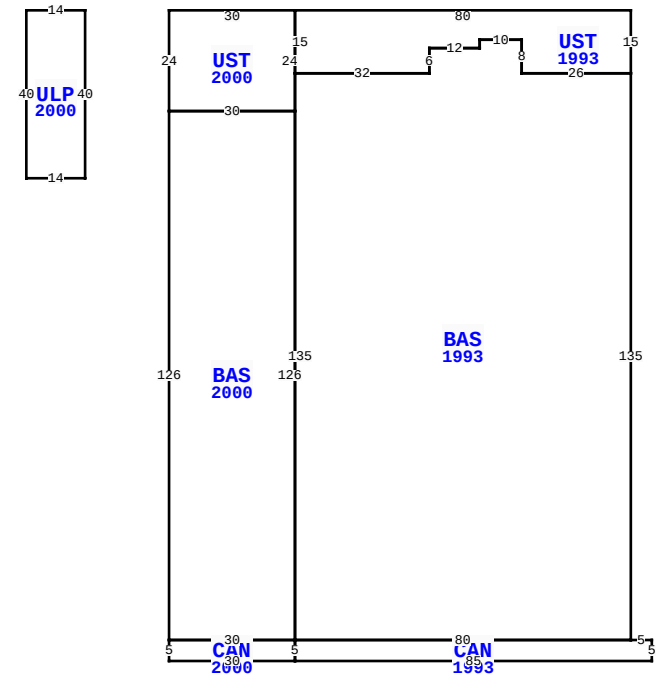
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,952	100	1993	10,952	739,370
BAS	3,780	100	2000	3,780	255,188
CAN	425	30	1993	128	8,642
CAN	150	30	2000	45	3,038
ULP	560	15	2000	84	5,671
UST	1,048	40	1993	419	28,287
UST	720	40	2000	288	19,443
TOTALS	17,635			15,696	1,059,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	15,696	91.2285	135.02	2,119,274	1986	1986	0	0	0	50.00	50.00

1 RETAILSTOR 0% - 2026 Heated Area: 14732 HX Base Yr



542057 US HWY 1, CALLAHAN

BLD DATE	02/17/2022	KK	LGL DATE		
XF DATE	02/17/2022	KK	LAND DATE	05/12/2026	DC
INC DATE	07/29/2025	REA	AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,059,637
TOTAL MARKET OB/XF VALUE	29,143
TOTAL LAND VALUE - MARKET	282,750
TOTAL MARKET VALUE	1,371,530
SOH/AGL Deduction	0
ASSESSED VALUE	1,371,530
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,371,530
TOTAL JUST VALUE	1,371,530
NCON VALUE	0
INCOME VALUE	1262743
PREVIOUS YEAR MKT VALUE	1,262,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4654-M	REMODEL		04/06/2023
B2433	REPAIR/RRF	9,000	04/01/2002
2303	XFOB	12,500	10/01/2000
2268	ADDITION	77,000	06/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2848/790	11/20/2025	SW	U	I	12	2,440,100
GRANTOR: JOHNSTON FELIX A III						
GRANTEE: CC&O ENTERPRISES IN						
2591/0362	9/15/2022	WD	U	I	40	1,660,000
GRANTOR: CC & O ENTERPRISES						
GRANTEE: JOHNSTON FELIX A AS						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W80 UST=[YR=2000] W30 S24 BAS=[YR=2000] S126 CAN=[YR=2000] S5 E30 CAN=[YR=1993] E85 N5 W5 BAS=[YR=1993] N135 W26 N8 W10 S2 W12 S6 W32 S135 E80$ W80 S5$ N5 W30$ E30 N126 W30$ E30 N24$ S15 E32 N6 E12 N2 E10 S8 E26 N15$ PTR= W130 ULP=[YR=2000] W14 S40 E14 N40$ E130$.

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	9,628.00	SF	4.00	4.00	100	1986	1986	3	44	16,945	
2	0812	CONCRETE C	0	0	0	0	3,150.00	SF	4.00	4.00	100	2000	2000	3	75	9,450	
3	0402	CONC BUMPE	0	0	0	0	15.00	UT	25.00	25.00	100	1986	1986	3	56	210	
4	0810	CONCRETE A	0	0	0	0	316.00	SF	6.50	6.50	100	2000	2000	3	75	1,541	
5	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2000	2000	3	81	41	
6	0443	STK FNC 6'	0	0	0	0	31.00	LF	10.00	10.00	100	2000	2000	3	20	62	
7	4950	BOLLARD	0	0	0	0	1.00	UT	100.00	100.00	100	1986	1986	3	100	100	
8	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	1986	1986	3	20	80	
9	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	1986	1986	3	22	297	
10	0505	FLAGPOLE A	0	0	0	0	15.00	LF	50.00	50.00	100	2000	2000	3	20	150	

TOTAL OB/XF 28,876

LAND DESCRIPTION

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	001100	C	STORE 1FLR	0	0004	CH	150.00	260.00	39,000.00	SF		1.00	1.00	1.00	7.25	7.25	282,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.89 Total Land Value: 282,750 Market: 0 Agricultural: 0 Common: 282,750 PRINTED 07/09/2026 BY SYS

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ESMT PT OR 489/580 & 581
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0400	CONC CURB	0	0	0	0	22.00	LF	15.00	15.00	100	2000	2000	3	81	267	

LAND DESCRIPTION

TOTAL OB/XF 267

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.89 Total Land Value: 282,750 Market: 0 Agricultural: 0 Common: 282,750 PRINTED 07/09/2026 BY SYS