

PT FP SANCHEZ GRANT
SEC 51-2N-25E IN OR 2697/1459
(EX PT IN OR 2544/232)

KEY TO VICTORY INC
55143 SHUG RD
CALLAHAN, FL 32011

2026

51-2N-25-0000-0016-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2														
Exterior Wall	15	CONC BLOCK 100	0303	04	2,391	90.0585	101.99	243,858	1973	1973	0	0	27.00	73.00	VALUATION BY STANDARD														
Roof Structur	04	WOOD TRUSS 100	2 CLUB HOUSE 0% - 2025												Heated Area: 2304														
Roof Cover	03	COMP SHNGL 100													HX Base Yr														
Interior Wall	04	PLYWOOD 90																											
Interior Wall	05	DRYWALL 10																											
Interior Floo	14	CARPET 90																											
Interior Floo	07	CORK/VTILE 10																											
Ceiling	02	F.NOT SUS 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Fixtures	6	100																											
Frame	03	MASONRY 100																											
Story Height	8	100																											
RMS	4	100																											
Stories	1.	1. 100																											
Units	0	100																											
BUD8 Adjustme	06	DIST 1D 100																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	7700	CLUBS/LODGES/HALLS																											
MAP NUM																													
NEIGHBORHOOD/LOC	1290.100																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	384	100	1993	384	28,590																								
BAS	1,710	100	1993	1,710	127,314																								
BAS	210	100	2004	210	15,635																								
CAN	96	30	1993	29	2,159																								
CAN	192	30	1994	58	4,318																								
TOTALS	2,592			2,391	178,016																								
EXTRA FEATURES															542834 US HWY 1, CALLAHAN														
L N	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	0803	ASPHALT C	0	0	0	0	25,900.00	SF	2.00	2.00	100	1980	1980	3	50	25,900													
2	0811	CONCRETE B	0	0	41	14	574.00	SF	5.20	5.20	100	1980	1980	3	29	866													
3	0811	CONCRETE B	0	0	0	0	619.00	SF	5.20	5.20	100	1985	1985	3	41	1,320													
4	0971	ST LGHT OV	0	0	0	0	4.00	UT	1,555.00	1,555.00	100	2000	2000	3	45	2,799													
5	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	1969	1969	3	24.4	37													
6	0400	CONC CURB	0	0	0	0	159.00	LF	15.00	15.00	100	1980	1980	3	42	1,002													
7	0812	CONCRETE C	0	0	0	0	1,016.00	SF	4.00	4.00	100	2005	2005	3	83	3,373													
8	0443	STK FNC 6'	0	0	0	0	20.00	LF	10.00	10.00	100	2007	2007	3	24	48													
9	0681	POLE SHED	0	0	11	7	77.00	SF	15.00	15.00	100	2000	2000	3	26	300													
TOTAL OB/XF															35,645														
LAND DESCRIPTION															TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	007700	C	CLUB	0	0004	INTNS	0.00	0.00	124,150.00	SF		1.00	1.00	0.35	5.25	1.84	228,126												
2	009630	C	SWAMP	0		INTNS	0.00	0.00	13.00	AC		1.00	1.00	1.00	500.00	500.00	6,500												
REVIEW DATE 01/01/2023 BY CD Total Acres: 15.85 Total Land Value: 234,626 Market: 0 Agricultural: 0 Common: 234,626 PRINTED 07/09/2026 BY SYS																													

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