PT FP SANCHEZ GRANT
SEC 51-2N-25E IN OR 2682/1135

WHALEN ROBERT
448886 US HWY 301
CALLAHAN, FL 32011

2026

51-2N-25-0000-0016-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

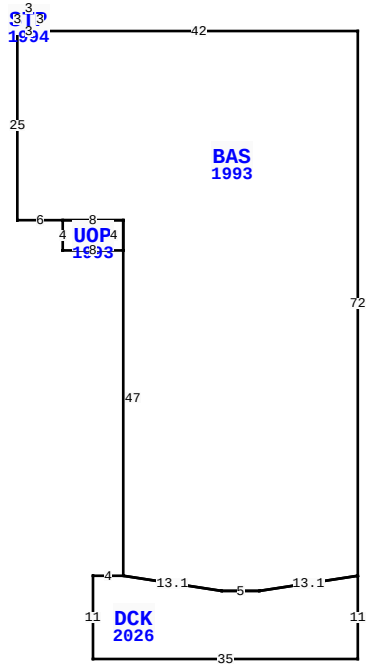
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	09	PINE WOOD 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	7700	CLUBS/LODGES/HALLS
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	2,618	100	1993	2,618	44,817
DCK	349	10	2026	35	599
STP	9	10	1994	1	17
UOP	32	20	1993	6	103
TOTALS	3,008			2,660	45,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0303	04	2,660	65.7212	74.43	197,984	1969	1969	0	0	35	42.00	23.00

1 CLUB HOUSE 0% - 2023 Heated Area: 2618 HX Base Yr



542830 US HWY 1, CALLAHAN

BLD DATE	04/01/2022 KK	LGL DATE	
XF DATE		LAND DATE	05/12/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	45,536
TOTAL MARKET OB/XF VALUE	4,266
TOTAL LAND VALUE - MARKET	274,428
TOTAL MARKET VALUE	324,230
SOH/AGL Deduction	103,385
ASSESSED VALUE	220,845
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,845
TOTAL JUST VALUE	324,230
NCON VALUE	598
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2682/1135	11/16/2023	QC	U	I	11	90,000
GRANTOR: ZULLO BRIAN						
GRANTEE: WHALEN ROBERT						
2768/272	2/23/2022	WD	U	I	11	100
GRANTOR: TOP HAT BILLIARDS LLC						
GRANTEE: WHALEN ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W42 W3 S25 E6 E8 S47 D2R13 E5 U2R13 N72 $
UOP=[YR=1993;ORIG=-39,25] S4 E8 N4 W8 $
STP=[YR=1994;ORIG=-42,0] N3 W3 S3 E3 $
DCK=[YR=2026;ORIG=-31,72] D2R13 E5 U2R13 S11 W35 N11 E4 $
.

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	0511	GARAGE CB-	0	0	18	16	288.00	SF	40.00	40.00	100	1980	1980	3	29	3,341	
2	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	2000	2000	3	45	700	
3	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2000	2000	3	45	225	

LAND DESCRIPTION

TOTAL OB/XF 4,266

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	007700	C	CLUB	0		INTNS	0.00	0.00	87,120.00	SF		1.00	1.00	0.60	5.25	3.15	274,428							

REVIEW DATE 12/18/2025 BY TW Total Acres: 0.00 Total Land Value: 274,428 Market: 0 Agricultural: 0 Common: 274,428 PRINTED 07/09/2026 BY SYS