PT OF SECS 29-2N-25E &
51-2N-25E IN OR 2741/204

HAGAN ACE HARDWARE OF CALLAHAN INC
1022 BLANDING BLVD
ORANGE PARK, FL 32065

2026

51-2N-25-0000-0047-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

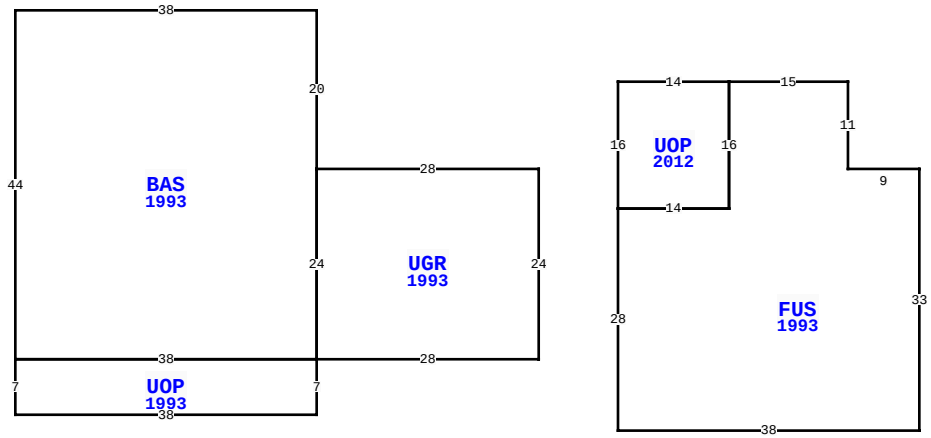
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100	1993	1,672	14
FUS	1,349	100	1993	1,349	11
UGR	672	45	1993	302	2
UOP	266	20	1993	53	0
UOP	224	20	2012	45	0
TOTALS	4,183			3,421	28

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	3,421	78.6600	82.59	282,540	1910	1910	0	00	.01	50.00	0.01

1 SINGLE FAM 0% - 2025 Heated Area: 3021 HX Base Yr



618351 DR MARTIN LUTHER KING JR AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/02/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	28
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	170,031
TOTAL MARKET VALUE	170,059
SOH/AGL Deduction	0
ASSESSED VALUE	170,059
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,059
TOTAL JUST VALUE	170,059
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/204	9/23/2024	TD	U	I	37	175,000
GRANTOR: DOWLING D JNE REVOC T						
GRANTEE: HAGAN ACE HARDWARE						
1394/1287	3/09/2006	QC	Q	I	01	100
GRANTOR: DOWLING DONLYN J						
GRANTEE: DOWLING D JNE TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W28 BAS=[YR=1993] N20 W38 S44 UOP=[YR=1993] S7 E38 N7 W38$ E38 N24$ S24E28 N24$ PTR=E48 FUS=[YR=1993] W9 N11 W15 UOP=[YR=2012] W14 S16 E14 N16$ S16 W14 S28E38 N33$ W48$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0	0006	MU	0.00	0.00	83,635.00	SF		1.00	1.00	0.90	2.25	2.03	169,361							
2	009630	C	SWAMP	0					1.34	AC		1.00	1.00	1.00	500.00	500.00	670							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.26 Total Land Value: 170,031 Market: 0 Agricultural: 0 Common: 170,031 PRINTED 07/09/2026 BY SYS