LOTS 9 10 & 11
IN OR 2587/1075
EX R/W IN OR 88 PG 23

SCH HERITAGE LLC
PO BOX 123
CALLAHAN, FL 32011

2026

51-2N-25-4180-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

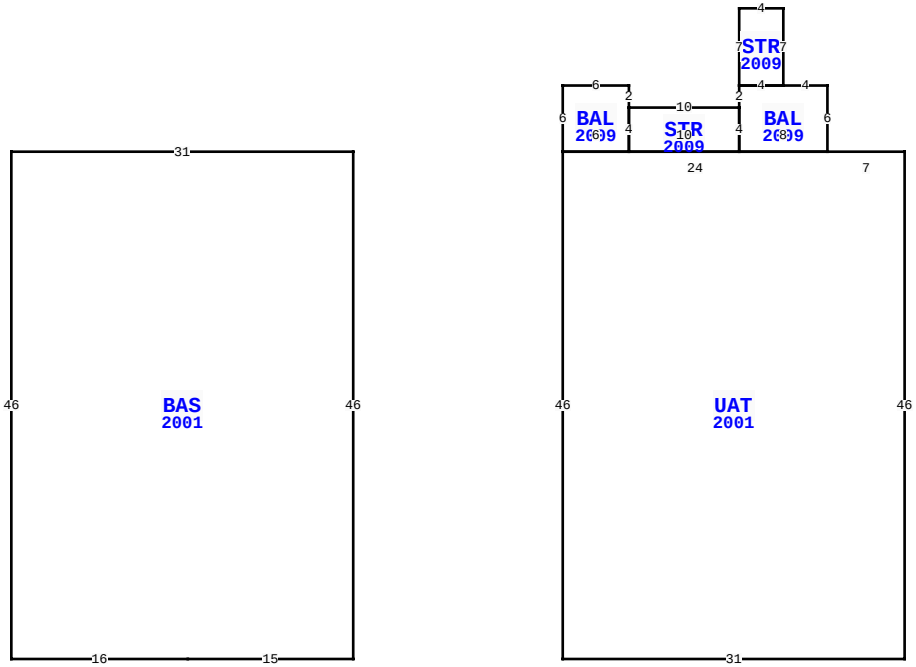
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 70
Interior Wall	05	DRYWALL 30
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		6 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	OO	OWNER OCC 100
Quality	01	Quality Level 01
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	36	15	2009	5	251
BAL	48	15	2009	7	351
BAS	1,426	100	2001	1,426	71,500
STR	28	10	2009	3	151
STR	40	10	2009	4	201
UAT	1,426	10	2001	143	7,170
TOTALS	3,004			1,588	79,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,588	67.7596	100.28	159,245	1953	1970	0	0	0	50.00	50.00

1 RETAILSTOR 0% - 2023 Heated Area: 1569 HX Base Yr



542588 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	111,770
TOTAL MARKET OB/XF VALUE	2,080
TOTAL LAND VALUE - MARKET	63,836
TOTAL MARKET VALUE	177,686
SOH/AGL Deduction	0
ASSESSED VALUE	177,686
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,686
TOTAL JUST VALUE	177,686
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250001185	REMODEL AND ADDIT	235,902	02/04/2025
B240002289	STORAGE BUILDING	154,056	02/27/2024
230011919	DEMO MH	1,000	09/18/2023
E017726	NEW CONSTR	1,500	02/01/2001
Z980960	FIRE SPRNK	0	02/01/1998
0516	REPAIR/RRF	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/1075	8/26/2022	SW	U	I	11	100
GRANTOR: WILSON MICHAEL & PEGG						
GRANTEE: SCH HERITAGE LLC						
2587/1072	8/26/2022	WD	U	I	16	300,000
GRANTOR: PICKETT RYAN & AUBREY						
GRANTEE: SCH HERITAGE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

UAT=[YR=2001;ORIG=50,0] W7 W24 S46 E31 N46 $
BAS=[YR=2001;ORIG=0,0] W31 S46 E16 E15 N46 $
BAL=[YR=2009;ORIG=43,0] N6 W4 W4 S2 S4 E8 $
STR=[YR=2009;ORIG=35,-4] W10 S4 E10 N4 $
BAL=[YR=2009;ORIG=25,-4] N2 W6 S6 E6 N4 $
STR=[YR=2009;ORIG=39,-6] N7 W4 S7 E4 $
PTR=[ORIG=0,0] E50 W50 $
.

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	0810	CONCRETE A	0	0	0	0	452.00	SF	6.50	6.50	100	1994	1994	3	64	1,880	
2	0423	CL FNC 5'	0	0	0	0	75.00	LF	6.85	6.85	100	1998	1998	3	39	200	

LAND DESCRIPTION

TOTAL OB/XF 2,080

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	001200	C	STORE COMB	0	0004	CI	135.00	120.00	12,159.30	SF		1.00	1.00	1.00	5.25	5.25	63,836							

REVIEW DATE 06/17/2026 BY KWX Total Acres: 0.00 Total Land Value: 63,836 Market: 0 Agricultural: 0 Common: 63,836 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

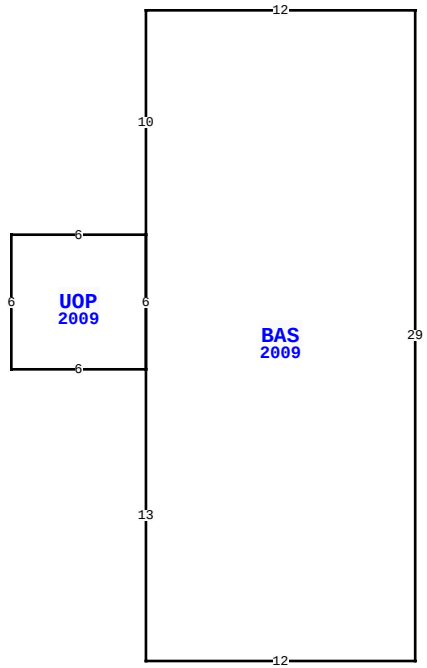
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	348	100	2009	348	31,515
UOP	36	20	2009	7	634
TOTALS	384			355	32,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	355	95.0400	99.79	35,425	2006	2006	0	0	0	9.25	90.75

2 SINGLE FAM 0% - 2023 Heated Area: 348 HX Base Yr



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BASE TAXABLE VALUE	177,686
TOTAL JUST VALUE	177,686
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6448	CHNGE SRVC	600	01/24/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/1075	8/26/2022	SW	U	I	11	100
GRANTOR: WILSON MICHAEL & PEGG						
GRANTEE: SCH HERITAGE LLC						
2587/1072	8/26/2022	WD	U	I	16	300,000
GRANTOR: PICKETT RYAN & AUBREY						
GRANTEE: SCH HERITAGE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009;ORIG=-24,38] S10 S6 S13 E12 N29 W12 $
UOP=[YR=2009;ORIG=-24,48] W6 S6 E6 N6 $
.

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

REVIEW DATE 06/17/2026 BY KWX Total Acres: 0.00 Total Land Value: 63,836 Market: 0 Agricultural: 0 Common: 63,836 PRINTED 07/09/2026 BY SYS