

LOT 2
IN OR 2741/1742
BRANDIES 2ND ADD TO CALLAHAN

BUBBLE BLAST CAR WASH LLC
542626 US HWY 1
CALLAHAN, FL 32011

2026

51-2N-25-4190-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	29	NONE 50
Roof Structure	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floor	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	12	100
Frame	03	MASONRY 100
Story Height	14	100
RMS	1	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	2610	CAR WASH

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	260	100	1993	260	19,690
BAS	580	100	1993	580	43,924
BAS	880	100	1993	880	66,644

TOTALS	1,720			1,720	130,259
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	7,953.00	SF	4.80	4.80	
2	1100	VAC SYSTEM	0	0	0	0	6.00	UT	960.00	960.00	
3	4950	BOLLARD	0	0	0	0	18.00	UT	100.00	100.00	
4	0400	CONC CURB	0	0	0	0	88.00	LF	10.50	10.50	
5	0446	BOX FNC 6'	0	0	0	0	108.00	LF	20.00	20.00	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	
7	0972	ST LGHT UN	0	0	0	0	1.00	UT	1,265.00	1,265.00	
8	0972	ST LGHT UN	0	0	0	0	1.00	UT	1,265.00	1,265.00	
9	0097	AWNING CN	0	0	0	0	54.00	SF	65.00	65.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	002500	C	SRVC SHOPS	0	0004	CI	100.00	130.00	16,314.60	SF	

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2604	04	1,720	94.1535	84.74	145,753	1989	2010	0	0	10.63	89.37
1 CAR/W SELF 0% - 2025 Heated Area: 1720 HX Base Yr											

542626 US HWY 1, CALLAHAN	BLD DATE 07/23/2019	KK	LGL DATE 05/12/2026	DC
---------------------------	------------------------	----	------------------------	----

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	0812	CONCRETE C	0	0	0	0	7,953.00	SF	4.80	4.80	75	1989	1989	3	75	28,631	
2	1100	VAC SYSTEM	0	0	0	0	6.00	UT	960.00	960.00	75	1989	1989	3	75	4,320	
3	4950	BOLLARD	0	0	0	0	18.00	UT	100.00	100.00	100	1990	1990	3	100	1,800	
4	0400	CONC CURB	0	0	0	0	88.00	LF	10.50	10.50	100	1990	1990	3	64	591	
5	0446	BOX FNC 6'	0	0	0	0	108.00	LF	20.00	20.00	100	2010	2010	3	35	756	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	74	444	
7	0972	ST LGHT UN	0	0	0	0	1.00	UT	1,265.00	1,265.00	100	1989	1989	3	25	316	
8	0972	ST LGHT UN	0	0	0	0	1.00	UT	1,265.00	1,265.00	100	2015	2015	3	85	1,075	
9	0097	AWNING CN	0	0	0	0	54.00	SF	65.00	65.00	100	2000	2000	3	40	1,404	

TOTAL OB/XF											
39,337											

Total Acres: 0.00	Total Land Value: 196,999	Market: 0	Agricultural: 0
-------------------	---------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											6

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		130,259
TOTAL MARKET OB/XF VALUE		39,337
TOTAL LAND VALUE - MARKET		196,999
TOTAL MARKET VALUE		366,595
SOH/AGL Deduction		0
ASSESSED VALUE		366,595
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		366,595
TOTAL JUST VALUE		366,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004180	REPAIR/RRF-ROOF	9,000	05/17/2019
3373	NEW CONSTR	0	01/26/1989
5660	NEW CONSTR	1,500	01/24/1989
5452	NEW CONSTR	55,000	01/19/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2741/913	10/02/2024	SW	Q	I	01	435,000	
GRANTOR: CALLAHAN CAR WASH LLC							
GRANTEE: BUBBLE BLAST CAR WA							
2741/1742	10/02/2024	SW	U	I	11	100	
GRANTOR: CALLAHAN CAR WASH LLC							
GRANTEE: BUBBLE BLAST CAR WA							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W29 BAS=[YR=1993] W13 BAS=[YR=1993] W44 S20 E44 N20 \$ S20 E13 N20 \$ S20 E29 N20 \$.											