



Nassau County Department of Planning &  
Economic Opportunity  
96161 Nassau Place  
Yulee, Florida 32097

## **APPLICATION AND INSTRUCTIONS FOR FUTURE LAND USE MAP AMENDMENT (SMALL-SCALE- LESS THAN TEN (10) ACRES)**

**NOTICE:** Florida Statutes and the Courts of Florida require that all Future Land Use Map Amendment applications be heard as a Legislative hearing (Non Quasi-Judicial).

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1. The Planning and Zoning Board and the Board of County Commissioners will conduct public hearings for this application.
2. The required hearings will require due public notice of this application. A legal advertisement must be published in the newspaper; notices are to be mailed to adjacent property owners within 300 feet of the subject property, and a sign will be posted on the property.
3. The Department of Planning & Economic Opportunity will prepare a staff report for the Planning and Zoning Board and for the applicant.
4. Future Land Use Map amendments under 10 acres in area are considered "Small Scale" and do not require for review by state reviewing agencies pursuant Sec. 163.3187, Florida Statutes to Ch. 163, Florida Statutes.
5. If you have any questions about procedures or the review criteria for this application, please consult with the Department of Planning & Economic Opportunity prior to the Planning and Zoning Board meeting.



## **INSTRUCTIONS FOR COMPLETING THE APPLICATION:**

It is essential that all the information provided is accurate. Incorrect information can delay or nullify the application process. Use the Department of Planning & Economic Opportunity forms that are available for download at [www.nassaucountyfl.com](http://www.nassaucountyfl.com) under Departments, Planning & Economic Opportunity, Downloadable Application forms.

- (1) Name and Address of the Owner:** Provide the name and address of the property owners. The owner's name should agree with the recorded deed in the public records of Nassau County.
- (2) Name and Address of the Applicant / Authorized Agent:** Provide the name and address of the applicant or authorized agent for this application, if applicable. Please note that if the applicant is not the owner, this application must be accompanied by completed Owner's Authorization for Agent form.
- (3) Location:** Fill in the street location by indicating the property location by side (north, south, east or west) of the street and the nearest intersecting streets (for example: west side of Amelia Road, between Magnolia Street and Amelia Lane). If a street address has been assigned to this property, include such number. If it is impractical to describe the street location by intersecting streets, indicate the approximate distance to the nearest intersecting street (for example: west side of Blackrock Road, CR 107, 1/2 mile north of A1A).
- (4) Parcel Identification Numbers:** The Parcel Identification Number is an eighteen (18) digit number defining the subject property. This number is located at the Property Appraiser's website at [www.nassauflpa.com](http://www.nassauflpa.com).
- (5) Current Future Land Use Map Designation:** Provide the current future land use designation of the subject property. The official future land use map is available at [www.nassauflpa.com](http://www.nassauflpa.com) under Map Layers.
- (6) Current Future Land Use Map Designation:** Provide the proposed future land use designation of the subject property. It is suggested that you discuss the proposed use with the Department of Planning & Economic Opportunity to be sure that the future land use designation requested will permit the type of use desired. Although the Department of Planning & Economic Opportunity will provide assistance, the designation requested in the application is entirely up to the applicant. Failure to request the proper designation will not be the responsibility of Nassau County. Amending the application after due public notice has been posted will require re-advertising of the application at the applicant's expense.
- (7) Area (acres):** Provide the area, to the nearest tenth of an acre, of the subject property.
- (8) Current Use:** List any improvements or uses currently on the site of the subject property.
- (9) Water Supply:** Indicate whether the subject property is to be served by private or public water systems.
- (10) Wastewater Treatment:** Indicate whether the subject property is to be served by private or public water systems.
- (11) Review Criteria for Future Land Use Map Amendments:** All amendments to the Future Land Use Map (FLUM) shall provide justification for the need for the proposed amendment. In evaluating proposed amendments, the County shall consider each of the criteria listed in this section pursuant to Policy FL.01.04 of the County's Comprehensive Plan. Please attach a response to all of the criteria using 8½" x 11" size paper with the answers typed or printed legibly and identifying the question on the application. If you have any questions about the review criteria for this application, please consult with the Department of Planning & Economic Opportunity prior to submitting the application.



## **INSTRUCTIONS FOR COMPLETING THE APPLICATION:**

**(12) Other Required Attachments:** The following forms and other attachments are required to be submitted with this application:

- **Owners Authorization for Agent Form:** If the applicant is not the owner, this application must be accompanied by completed Owner's Authorization for Agent form. A copy of this form is attached to this application. Please ensure it is filled out completely, signed and notarized.
- **Consent for Inspection Form:** This form is necessary for the County to obtain consent for the inspection of the subject property and the posting of public notice by the Department of Planning & Economic Opportunity in conjunction with the application. A copy of this form is attached to this application. Please ensure it is filled out completely, signed and notarized.
- **Location Map:** Provide a location map of the subject property. Location and parcel maps are available at [www.nassauflpa.com](http://www.nassauflpa.com).
- **Legal Description:** Provide a Microsoft Word or other text file of the metes and bounds description of the boundaries of the property is required. This will be incorporated into the adopted ordinance if the application is approved. The legal description of the subject property is shown on the deed and the survey. If the property is in a recorded subdivision, use the lot and block number. If the property is not in a recorded subdivision, use the metes and bounds description as shown on the deed or survey. A reference to the section, township, range, or deed book is not sufficient. For this requirement.
- **Survey:** An updated survey of the subject property is required. The survey must be prepared by a professional surveyor licensed in the State of Florida.

**(13) Signatures:** Please ensure the application is filled out completely. The application should be signed by the owner(s) and authorized agent(s), and notarized.



### **DUE PUBLIC NOTICE REQUIREMENTS:**

Nassau County requires **due public notice** which includes a legal advertisement published in an approved newspaper of general circulation not less than fifteen (15) days in advance of the public hearing, a sign posted in a conspicuous place on or around the subject property and a public notice mailed to all property owners within 300 feet of the periphery of the subject property. The Department of Planning & Economic Opportunity will prepare the legal advertisement, the public notice and the sign.

**IMPORTANT: The applicant is responsible for the payments for publication of legal advertisements. Payments must be made directly with the newspaper by the established deadline. The applicant is responsible for contacting the newspaper to obtain an invoice and payment information for advertisements submitted (This payment is separate from and is not included in the calculation of the County's application fee- see below).**

**IMPORTANT: The applicant is responsible for delivering the original Proofs of Publication from the newspaper to the Department of Planning & Economic Opportunity. The public hearing cannot be held unless Proof of Publication is received by the Department of Planning & Economic Opportunity before the public hearing.**

If the signs are destroyed or rendered illegible, notify the Department of Planning & Economic Opportunity immediately so that a replacement can be erected.

The applicant is not required to obtain the signatures or approval of the adjoining property owners. If you choose to present a petition of adjoining property owners favoring your application, attach a legibly printed or typed list of the names and addresses submitted on the petition.

### **APPLICATION FEES:**

The non-refundable application fee for a Future Land Use Amendment is required at the time of application. To confirm the fees, including postage based on the number of property owners within 300 feet, please contact the Department of Planning and Economic Opportunity at (904) 530-6300. Please make checks payable to: Nassau County Board of County Commissioners (Nassau County BOCC).

### **SUBMITTING THE APPLICATION:**

Return the completed application, any supporting data and the application fee to the Department of Planning & Economic Opportunity. The Department of Planning & Economic Opportunity can be reached at 96161 Nassau Place, Yulee, FL 32097, and (904) 530-6300, Monday through Friday, 8:00am until 5:00pm.

If, for any reason, you wish to withdraw the application, you must notify the Department of Planning & Economic Opportunity, in writing, prior to the date of the public hearing.





**APPLICATION FOR  
FUTURE LAND USE MAP (FLUM)  
AMENDMENT  
SMALL-SCALE (<10 ACRES)**

Application #: \_\_\_\_\_  
Date Filed: \_\_\_\_\_

**(1) Name and Address of the Owner:**

Name: Jason Lathrop / Arctic Air of Northern Florida

Mailing address: 451688 SR 200 / 66092 Westberry Ln  
Callahan, FL 32011

Telephone: 904-635-6202

Email: lathrop-jason@yahoo.com

**(2) Name and Address of the Applicant / Authorized Agent:**

Name: \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

(PLEASE NOTE: If applicant is not the owner, this application must be accompanied by completed Owner's Authorization for Agent form.)

**(3) Location:**

On the \_\_\_\_\_ side of 451573 SR 200  
(north, south, east, west) (street)

between \_\_\_\_\_ and \_\_\_\_\_  
(street) (street)

**(4) Parcel Identification Numbers:**

05-21V-26-0000-0003-0020

Please attach additional Parcel Identification numbers using 8½" x 11" size paper with the answers typed or printed legibly

(OFFICIAL USE ONLY)

Legal Advertisement deadline: \_\_\_\_/\_\_\_\_/\_\_\_\_

Newspaper for legal advertisement: ☐ Fernandina Beach News Leader ☐ Nassau County Record

PZB Hearing Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

BOCC Hearing Date: \_\_\_\_/\_\_\_\_/\_\_\_\_



(5) Current Future Land Use Map Designation: \_\_\_\_\_

(6) Proposed Future Land Use Map Designation: \_\_\_\_\_

(7) Area (acres): 3.5

(8) Current Use (list any improvements or uses on the site):

Painted building; siding

(9) Water Supply:

- ☒ Private Well  
☐ Private treatment plant  
☐ Public Water System \_\_\_\_\_ (name of provider)

(10) Wastewater Treatment:

- ☐ On-site Sewage Treatment System  
☐ Private Sewer Treatment Plant  
☐ Public Water System \_\_\_\_\_ (name of provider)

(11) Review Criteria for Future Land Use Map Amendments:

All amendments to the Future Land Use Map (FLUM) shall provide justification for the need for the proposed amendment. In evaluating proposed amendments, the County shall consider each of the following. Please attach a response to the following using 8½" x 11" size paper with the answers typed or printed legibly and identifying the question on the application.

(A) Demonstrate the extent to which the proposed amendment discourages urban sprawl per F.S. 163.3177(6)(a)(9), of which indicators are:

- i. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
- ii. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
- iii. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
- iv. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

- v. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*
- vi. *Fails to maximize use of existing public facilities and services.*
- vii. *Fails to maximize use of future public facilities and services.*
- viii. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*
- ix. *Fails to provide a clear separation between rural and urban uses.*
- x. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*
- xi. *Fails to encourage a functional mix of uses.*
- xii. *Results in poor accessibility among linked or related land uses.*
- xiii. *Results in the loss of significant amounts of functional open space.*

(B) Demonstrate the extent to which the proposed amendment is contiguous to an existing urban or urban transitioning area served by public infrastructure;

(C) Demonstrate the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;



(D) Demonstrate the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County's Capital Improvement Plan, the Florida Department of Transportation Five-Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;

(E) Demonstrate the extent to which the amendment will result in a fiscally and environmentally sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates a context sensitive use of land; ensures compatible development adjacent to agriculture and environmentally sensitive lands; protects environmental and cultural assets and resources; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.

(F) Demonstrate the extent to which the amendment results in a compact development form that fosters emergence of vibrant, walkable communities; makes active, healthier lifestyles easier to enjoy; conserves land; supports transportation alternatives; reduces automobile traffic congestion; lowers infrastructure costs; reduce vehicular miles traveled and costs related to household transportation and energy; and puts destinations in closer proximity. Successful compact development is illustrated through the use of:

1. Clustered population and/or employment centers;
2. Medium to high densities appropriate to context;
3. A mix of land uses;
4. Interconnected street networks;
5. Innovative and flexible approaches to parking;
6. Multi-modal transportation design including pedestrian, bicycle, and transit-friendly options;
7. And proximity to transit.

(G) Demonstrate the extent to which the amendment does not propose environmental impacts that would significantly alter the natural landscape and topography such that it would exacerbate or lead to increased drainage, flooding, and stormwater issues.



**(12) Other Required Attachments:**

- ☐ Owners Authorization for Agent\* (form is attached to this application)
- ☐ Consent for Inspection Form (form is attached to this application)
- ☐ Location Map
- ☐ Legal description
- ☐ Survey

\*NOTE: If prepared or signed by an agent, a notarized Owner's Authorization for Agent form must be provided.

**(13) Signatures:**

In filing this application, the undersigned understands it becomes a part of the official records of the Planning and Zoning Board and does hereby certify that all information contained herein is true to the best of his/her knowledge.

Signature of Owner: \_\_\_\_\_

Signature of Applicant/Agent: \_\_\_\_\_  
(if different than Owner)

State of Florida

County of Nassau

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this

19<sup>th</sup> day of October, 2020

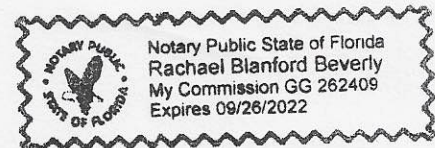
By Jason Lathrop

Identification verified: ✓

Oath sworn: Yes ✓ No

Rachael Beverly  
Notary Signature

My Commission expires: 9-26-22







Nassau County Department of Planning &  
Economic Opportunity  
96161 Nassau Place  
Yulee, Florida 32097

### CONSENT FOR INSPECTION

I, Jason Lathrop, the owner or authorized agent for the owner of the premises located at 451573 SR 200, Callahan, FL 32011 do hereby consent to the inspection of said premises and the posting of public notice by an employee of the Department of Planning & Economic Opportunity, Nassau County, Florida, in conjunction for an application pursuant to a:

- ☐ Rezoning/Modification
- ☐ Variance
- ☐ Plat

- ☒ Conditional Use
- ☐ Preliminary Binding Site Plan
- ☒ Future Land Use Map Amendment

without further notice.

Dated this 19<sup>th</sup> day of October, 2022

Signature of Owner or Authorized Agent

904-635-6202  
Telephone Number

State of Florida  
County of Nassau

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this

19<sup>th</sup> day of October, 2022

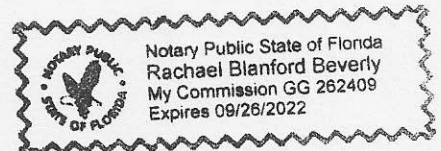
By Jason Lathrop

Identification verified: ☒

Oath sworn: ☒ Yes ☐ No

Notary Signature

My Commission expires: 9-26-22







Nassau County Department of Planning &  
Economic Opportunity  
96161 Nassau Place  
Yulee, Florida 32097

**OWNER'S AUTHORIZATION FOR AGENT**

Jason Lathrop is hereby authorized TO ACT ON BEHALF OF  
Arctic Air of Northern Florida, the owner(s) of those lands described within the  
attached application, and as described in the attached deed or other such proof of ownership as may be  
required, in applying to Nassau County, Florida, for an application pursuant to a:

- ☐ Rezoning/Modification  
☐ Variance  
☐ Plat

- ☒ Conditional Use  
☐ Preliminary Binding Site Plan  
☒ Future Land Use Map Amendment

BY:

Signature of Owner

Jason Lathrop  
Print Name

Signature of Owner

Print Name

904-635-6202  
Telephone Number

State of Florida  
County of Nassau

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this

19th day of October, 2020

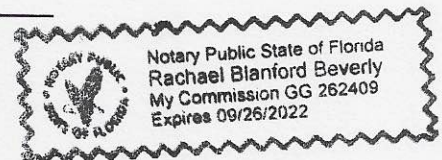
By Jason Lathrop

Identification verified: ☒

Oath sworn: Yes ☒ No ☐

Rachael Beverly  
Notary Signature

My Commission expires: 9-26-22





Prepared by and Return to:  
Simon D. Rothstein, Esquire  
Adams, Rothstein & Siegel, P.A.  
4417 Beach Boulevard, Suite 104  
Jacksonville, Florida 32207  
File: 20-0065

**WARRANTY DEED**

**THIS WARRANTY DEED**, made and executed this 14 day of April, 2020, by **ZAHID HUSSAIN ZAIDI and FLOR ZAIDI, husband and wife** whose mailing address is 451688 State Road 200, Callahan, Florida 32011, hereinafter called the Grantor, to

**ARCTIC AIR NORTHERN FLORIDA, LLC, a Florida limited liability company**, whose mailing address is: 66092 Westberry Lane, Callahan, Florida 32011, hereinafter called the Grantee:

**WITNESSETH:** That the Grantor, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, and sold to Grantee, Grantee's heirs, successors and assigns, forever, that certain parcel of land located in the County of Nassau and State of Florida, more particularly described as:

Parcel Id: 05-2N-26-0000-0003-0020

Being more particularly described on Exhibit "A" attached hereto and by reference made a part hereof.

**SUBJECT** to covenants, easements, restrictions and reservations of record, reference to which shall not reimpose same, and taxes accruing subsequent to December 31, 2019.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.



IN WITNESS WHEREOF Grantor has caused these presents to be executed on its behalf by its duly authorized officer on the day and year first above written.

SIGNED AND SEALED IN  
OUR PRESENCE:

Colleen Dedonbach

Witness

Colleen Dedonbach

Simon D. Rothstein

Witness

SIMON D. ROTHSTEIN

Zahid Hussain Zaidi

ZAHID HUSSAIN ZAIDI

Flor P. Zaidi

FLOR ZAIDI

STATE OF FLORIDA  
COUNTY OF DUVAL

SUBSCRIBED AND SWORN TO before me by means of ☒ physical presence or ☐ online notarization, by ZAHID HUSSAIN ZAIDI and FLOR ZAIDI, who each produced a driver's license issued by Florida that contained a photograph and signature as identified thereby proving the aforementioned to be the person whose name is subscribed to the foregoing instrument on the 17 day of April, in the year 2020.

Simon D. Rothstein

Notary Public State of Florida

SIMON D. ROTHSTEIN  
Notary Public, State of Florida  
My Comm. Expires July 4, 2020  
Commission No. FF990138



EXHIBIT A

A portion of Section 5, Township 2 North, Range 26 East, Nassau County, Florida; and being more particularly described as follows:

Commence at the Southeastern corner of said Section 5 and run South 88 degrees 32 minutes 00 seconds West along the Southernly line of said Section 5, a distance of 2,420.57 feet to the Northerly right of way line of State Road No. 200 (having a 100 foot right of way); thence North 73 degrees 58 minutes 41 seconds East along said Northerly right of way line, a distance of 78.03 feet to the point of the beginning. Thence continue North 73 degrees 58 minutes 41 seconds East along said Northerly right of way line, a distance of 360.00 feet; thence North 1 degree 18 minutes 23 seconds West, a distance of 516.22 feet; thence South 88 degrees 41 minutes 36 seconds West, a distance of 348.15 feet; thence South 1 degree 18 minutes 23 seconds East, a distance of 607.67 feet to the point of beginning.

LESS AND EXCEPT ANY PART LYING IN ROAD RIGHT OF WAY AND THAT PART CONVEYED IN OFFICIAL RECORDS BOOK 1048, PAGE 1414 TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION.

Parcel ID Number: 05-2N-26-0000-0003-0020

BUSE	006500	GARAGE	AE? N	4800	HTD AREA	71.168	INDEX	5001.00	W95	KINGS FERRY	PUSE	002500	REPAIR SERVIC
MOD	4	COMMERCIAL		4800	EFF AREA	21.528	E-RATE	110.000	INDX	STR	5-2N-26		3.500 ACRE
EXW	15	CONC BLOCK		103,335	RCN	1,000	Divint%	1972	AYB	MKTA	05		70,955 BLDG
RSTR	10	STEEL FRME		50.00	%GOOD	51,667	B BLDG VAL	1972	EVB	APPR	7		12,163 XFOB
RCVR	04	BUILT-UP								NTCD			140,000 LAND
										APPCD			0 CLAS
INTW	01	MINIMUM								CNDO			0 MKTU
										SUBD			223,118 JUST
FLO	03	CONC FINSH								BLK			223,118 APPR
										LOT			
HTTP	01	NONE								TXDT	004		0 SOHD
A/C	01	NONE											156,951 ASSD
QUAL	03	CLASS											0 EXPT
FNDN													156,951 COTXI
SIZE	03	RECTANGLE											156,951 OTTXI
CEIL	04	NONE											
ARCH		N/A											
FRME	03	MASONRY											
KTCH													
WINDO													
CLAS													
OCC	00	OWNER OCC											
COND													
SUB	A-AREA	% E-AREA											
BAS93	4576	100		49256									
AOF93	224	100		2411									

TOTAL	4800	4800	51667										
AE BN	CODE	DESC	LEN	WID	HGT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ UT PR
Y	0813	CONCRETE D	1	1980	1.00			9200.000	SF	1.500		440.000	44.00
Y	6001	ROLLUP DR	1	1972	1.00			4.000	UT	400.000		440.000	20.00
Y	0418	EXHST FAN	1	1972	1.00			1.000	UT	400.000		440.000	20.00
Y	0978	SECURITY LT	1	1980	1.00			2.000	UT	450.000		495.455	22.00
Y	0971	ST LGHT OV	1	2000	1.00			3.000	UT	1000.000		1100.000	64.00
Y	0804	ASPHALT D	1	2003	1.00			1680.000	SF	.900		.990	60.00

LAND DESC ZONE ROAD {UD1 {UD3 FRONT DEPTH DT Field CK: 10/03/2019 KK  
AE CODE TOPO UTIL {UD2 {UD4 BACK DT Adjustments  
N 002500 SRVC SHOPS CG 0004 1.00 1.00 1.00 1.00 3.500 AC 40000.000 40000.00  
NetFctr 1.000

B001 - BUSINESS VACANT 10-03-19 KK  
PRCL - YEARS. WAS REPAIR GARAGE AT ONE TIME.  
PRMT - ROOF  
PT SW1/4 OF SE1/4 OF  
SEC 5-2N-26E IN OR 2354/1294  
(EX R/W OR 1048/1414)

ARCTIC AIR NORTHERN FL LLC  
66092 WESTBERRY LN  
CALLAHAN, FL 32011

PRCL - ALL BLDGS ARE VACANT & HAVE BEEN THAT WAY FOR  
PRMT - TEAR OFF & REPLACE 7 SQ OF MODIFIED BITUMEN  
PRMT - TEAR OFF EXISTING AND R/W/ASPHALT  
05-2N-26-0000-0003-0020

Nassau County 2020 R  
CARD 002 of 003  
BY MIKEH

PRINTED 7/27/2020 10:31



APPR 10/03/2019 KK

BUSE 006500 GARAGE	AE? N	960 HTD AREA	51.060 INDEX	5001.00 W95	10/03/2019 KK	REPAIR SERVICE
MOD 4 COMMERCIAL		960 EFF AREA	15.446 E-RATE	110.000 INDX		3.500 ACRE
EXW 15 CONC BLOCK		14,828 RCN	1.000 Divint%	1965 AYB		70,955 BLDG
RSTR 04 WOOD TRUSS		50.00 %GOOD	7,414 B BLDG VAL	1965 EYB		12,163 XFOB
RCVR 03 COMP SHNGL						140,000 LAND
INTW 01 MINIMUM						0 CLAS
FLO 03 CONC FINSH						223,118 JUST
HTTP 01 NONE						223,118 APPR
A/C 01 NONE						0 MKTU
QUAL 02 CLASS						0 EXPT
FNDN 03 RECTANGLE						156,951 COTXI
CEIL UD-2						156,951 OTTXI
ARCH UD-3						
FRME UD-4						
KTCH UD-5						
WINDO UD-6						
CLAS UD-7						
OCC UD-8						
COND UD-9						
SUB BAS93						
A-AREA 960 100						
E-AREA 960						
SUB VALUE 7414						
PERMITS						
NUMBER DESC						
R1615190 ROOF						
AMT 18,000						
ISSUED 8/01/2011						
SALE						
BOOK PAGE DATE						
1825 1891 11/21/2012						
GRANTOR TEAL BETTY D						
GRANTEE TEAL BETTY D						
900 1907 9/27/1999						
GRANTOR PAYNE MICHAEL A						
GRANTEE TEAL WILLIAM E SR & BETTY D						
15501						

TOTAL 960	7414					
EXTRA FEATURES						
AE BN CODE	DESC	LEN	WID	HGT	QTY	QL
N 0422	CL FNC 4'	1	2003	1.00	387.000	LF
PRICE 5.600						
ADJ UT PR 6.158						
SPCD % 72.00						
%GOOD XFOB VALUE 1,716						
LAND DESC	ZONE	ROAD	{UD1	{UD3	FRONT DEPTH	Field Ck:
AE CODE	TOPO	UTIL	{UD2	{UD4	BACK DT	Adjustments
PT SW1/4 OF SE1/4 OF						05-2N-26-0000-0003-0020
SEC 5-2N-26E IN OR 2354/1294						66092 WESTBERRY LN
(EX R/W OR 1048/1414)						CALLAHAN, FL 32011
UNITS UT						
PRICE						
ADJ UT PR						
SPCD %						
%GOOD						
XFOB VALUE						
1,716						
PRINTED 7/27/2020 10:31						
APPR 10/03/2019 KK						
BY MIKEH						
CARD 003 of 003						
LAND VALUE						
2020 R						
223,118 JUST						
223,118 APPR						
0 SOHD						

BUSE 006500 GARAGE	AE? N	1216 HTD AREA	64.563 INDEX	5001.00 W95	10/03/2019 KK	REPAIR SERVICE
MOD 4 COMMERCIAL		1216 EFF AREA	19.530 E-RATE	110.000 INDX		3.500 ACRE
EXW 15 CONC BLOCK		23,749 RCN	1.000 Divint%	1970 AYB		70,955 BLDG
RSTR 04 WOOD TRUSS		50.00 %GOOD	11,874 B BLDG VAL	1970 EYB		12,163 XFOB
RCVR 03 COMP SHNGL						140,000 LAND
INTW 01 MINIMUM						0 CLAS
FLO 03 CONC FINSH						223,118 JUST
%						223,118 APPR
ECON						0 MKTU
IBAS1993						0 EXPT
38						156,951 COTXI
IBAS1993						156,951 OTTXI
66,167 AGLD						
0 SOHD						



