

CHURCH LIVE OAK BAPTIST
C/O WILLIAM LAYDEN, 36178 CONGREGATION LANE
CALLAHAN, FL 32011

2023

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 5										6
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY										
Exterior Wall		15		CONC BLOCK 100		7101		04		4,933		98.9400		166.47		821,197		1995		1995		0		0		13.50		86.50		VALUATION BY					STANDARD					
Roof Structur		04		WOOD TRUSS 100		3		CHURCH		- 0%		- 0				Heated Area: 4600				HX		Base Yr						Tax Group: 6					Tax Dist:							
Roof Cover		12		MODULAR MT 100																								BUILDING MARKET VALUE					1,633,563							
Interior Wall		05		DRYWALL 100																								TOTAL MARKET OB/XF VALUE					72,081							
Interior Floo		14		CARPET 100																								TOTAL LAND VALUE - MARKET					96,320							
Ceiling		02		F.NOT SUS 100																								TOTAL MARKET VALUE					1,801,964							
Air Condition		03		CENTRAL 100																								SOH/AGL Deduction					657,429							
Heating Type		04		AIR DUCTED 100																								ASSESSED VALUE					1,144,535							
Fixtures		6		100																								TOTAL EXEMPTION VALUE					1,144,535							
Frame		03		MASONRY 100																								BASE TAXABLE VALUE					0							
Story Height		12		100																								TOTAL JUST VALUE					1,801,964							
RMS		4		100																								NCON VALUE					0							
Stories		1.		100																								INCOME VALUE												
Units		0		100																								PREVIOUS YEAR MKT VALUE					1,244,964							
BUD8 Adjustme		06		DIST 1D 100																																				
Occupancy		00		NONE 100																																				
Quality		03		Quality Level 03																																				
DOR CODE		7100		CHURCHES																																				
MAP NUM				MKT AREA																																				
NEIGHBORHOOD/LOC		8001		.00																																				
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																
BAS		4,600		100		4,600		662,384																																
FOP		260		30		78		11,232																																
STP		56		10		6		864																																
UCP		850		20		170		24,480																																
UOP		117		20		23		3,312																																
UOP		280		20		56		8,064																																
TOTALS		6,163				4,933		710,335																																
EXTRA FEATURES										36178 CONGREGATION LN, CALLAHAN										BLD DATE		07/12/2021		KK		LGL DATE				05/24/2023		MLU								
																				XF DATE		07/12/2021		KK		LAND DATE														
																				INC DATE						AG DATE														
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										

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floop	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	7100CHURCHES	
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	864	100
FOP	40	30
TOTALS	904	876

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2703	01	876	57.1320	27.71	24,274	2005	2005	0	0	24.00	76.00
5 GARAGE - 0% - 0						Heated Area: 864		HX Base Yr			
24 2 10 4 FOP 2014 4 10 36 BAS 2014 34 24											

BLD DATE	07/12/2021	KK	LGL DATE	
XF DATE	07/12/2021	KK	LAND DATE	05/24/2023
				MLU