PT OF SE1/4 OF SW1/4
IN OR 949/1430 & OR 1791/183
EX R/W OR 253/309

GREEN RANDALL O & JOANNE M
54137 CHURCH RD
CALLAHAN, FL 32011

2023

03-1N-25-0000-0001-0010

BUILDING CHARACTERISTICS

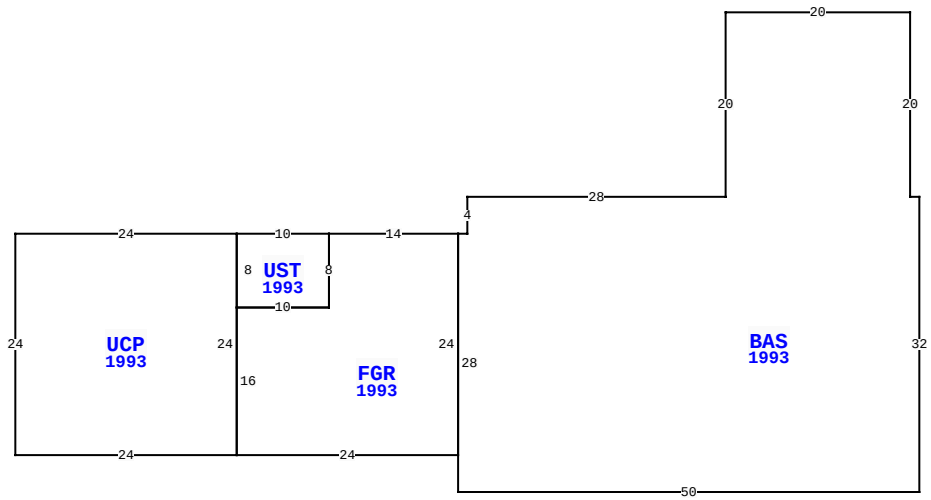
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,996	100	1,996	199,791
FGR	496	55	273	27,327
UCP	576	20	115	11,511
UST	80	45	36	3,603
TOTALS	3,148		2,420	242,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,420	119.5600	141.98	343,592	1978	1983	0	0	0	29.50	70.50

1 SNGL FAM – 100% - 1972 Heated Area: 1996 HX Base Yr 1972



54137 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		242,232
TOTAL MARKET OB/XF VALUE		45,542
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		322,774
SOH/AGL Deduction		166,942
ASSESSED VALUE		155,832
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,832
TOTAL JUST VALUE		322,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3473	N/A	12,025	07/10/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1791/0183	10/14/2011	QC	U	I	11	100
GRANTOR: GREEN JOSEPH B						
GRANTEE: GREEN RANDALL O & J						
0949/1430	9/18/2000	WD	U	I	01	100
GRANTOR: GREEN RANDALL O & JOA						
GRANTEE: GREEN RANDALL & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N20 W20 S20 W28 S4 W1 FGR=[YR=1993] W14 UST=[YR=1993] W10 UCP=[YR=1993] W24 S24 E24 N24$ S8 E10 N8$ S8 W10 S16 E24 N24$ S28 E50 N32$.

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	0825	BRICK	0	100	34	2	68.00	SF	12.50	12.50	100	1985	1985	3	82	697	
2	0511	GARAGE CB-	0	100	39	24	936.00	SF	40.00	40.00	100	1978	1978	3	30	11,232	
3	0861	POOL GUNIT	0	100	32	20	640.00	SF	85.00	85.00	100	1990	1990	3	20	10,880	
4	0845	KOOL DECK	0	100	118	7	826.00	SF	7.25	7.25	100	1987	1987	3	54.5	3,264	
5	0812	CONCRETE C	0	100	0	0	3,728.00	SF	4.00	4.00	100	1985	1985	3	49.5	7,381	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	44	1,540	
7	0940	SHEDS/PORT	0	100	16	30	480.00	SF	30.00	30.00	100	2003	2003	3	22	3,168	
8	0940	SHEDS/PORT	0	100	30	30	900.00	SF	30.00	30.00	100	2003	2003	3	22	5,940	
9	0462	ST/AL FNC	0	100	0	0	240.00	SF	10.00	10.00	100	2009	2009	3	60	1,440	

LAND DESCRIPTION

TOTAL OB/XF 45,542

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/17/2021 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS