IN OR 1378/411

NETTLES TERRY LEE
54419 CHURCH ROAD
CALLAHAN, FL 32011

2023

03-1N-25-0000-0001-0260

BUILDING CHARACTERISTICS

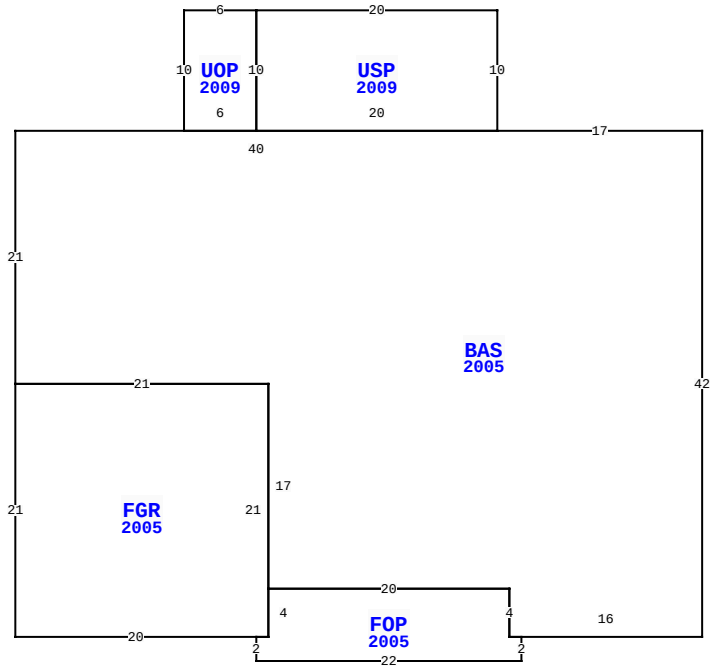
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,873	100	1,873	191,371
FGR	441	55	243	24,828
FOP	124	30	37	3,780
UOP	60	20	12	1,226
USP	200	30	60	6,131
TOTALS	2,698		2,225	227,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,225	96.1380	114.16	254,006	2005	2008	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2006 Heated Area: 1873 HX Base Yr 2006



54419 CHURCH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		227,335
TOTAL MARKET OB/XF VALUE		32,943
TOTAL LAND VALUE - MARKET		44,450
TOTAL MARKET VALUE		304,728
SOH/AGL Deduction		145,613
ASSESSED VALUE		159,115
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		109,115
TOTAL JUST VALUE		304,728
NCON VALUE		11,315
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22300	ADDITION	4,800	02/01/2009
B15472	NEW CONSTR	132,332	06/01/2005
R21-15427	RE ROOF		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/0411	1/03/2006	WD	U	I	21	196,500
GRANTOR: KENNETH GREENE CONTRA						
GRANTEE: NETTLES TERRY LEE						
1325/1092	6/14/2005	WD	U	V	07	100
GRANTOR: BARBER CAROLYN E						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 USP=[YR=2009] N10 W20 UOP=[YR=2009] W6 S10 E6 N10$ S10 E20 $ W40 S21 FGR=[YR=2005] S21 E20 FOP=[YR=2005] S2 E22 N2 W1 N4 W20 S4 W1$ E1 N21 W21$ E21 S17 E20 S4 E16 N42$.

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	0812	CONCRETE C	0	100	0	0	2,825.00	SF	4.00	4.00	100	2005	2005	3	87	9,831	
2	0940	SHEDS/PORT	0	100	10	16	160.00	SF	19.50	19.50	100	2005	2005	3	27	842	
3	0681	POLE SHED	0	100	10	12	120.00	SF	15.00	15.00	100	2009	2009	3	60	1,080	
5	0810	CONCRETE A	0	100	11	23	253.00	SF	6.50	6.50	100	2009	2009	3	91	1,496	
6	0681	POLE SHED	0	100	40	27	1,080.00	SF	15.00	15.00	100	2017	2017	3	87	14,094	
7	0351	CARPORT MT	1	100	40	14	560.00	SF	10.00	10.00	100	2023	2022		100	5,600	

LAND DESCRIPTION

TOTAL OB/XF 32,943

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.27	AC		1.00	1.00	1.00	35,000.00	35,000.00	44,450							

REVIEW DATE 07/20/2022 BY KBA Total Acres: 1.27 Total Land Value: 44,450 Market: 0 Agricultural: 0 Common: 44,450 PRINTED 08/02/2023 BY SYS