PARCELS 3-1 3 3-11 3-13
IN SEC 3 & PARCELS 12 12-1
12-2 12-3 & 13 IN SEC 4

FIRST BAPTIST CHURCH OF GRAY GABLES INC/
P O BOX 629
CALLAHAN, FL 32011

2023

03-1N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

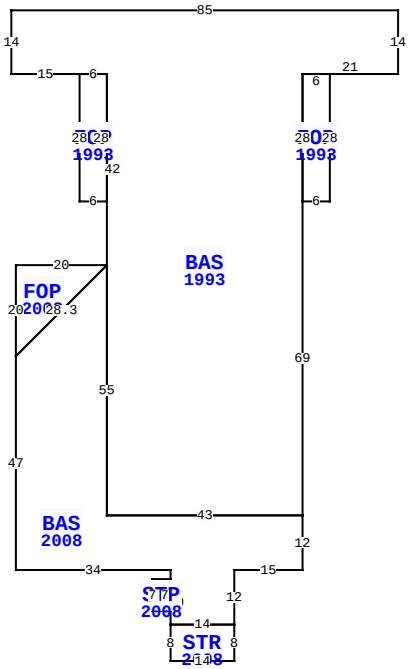
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Common Wall		15 100
Story Height		13 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,361	100	5,361	658,882
BAS	1,824	100	1,824	224,175
FOP	168	30	50	6,146
FOP	168	30	50	6,146
FOP	200	30	60	7,374
STP	28	10	3	368
STR	112	10	11	1,352
TOTALS	7,861		7,359	904,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	7,359	91.5960	154.11	1,134,095	1974	1995	0	0	0	20.25	79.75

1 CHURCH – 0% - 0 Heated Area: 7185 HX Base Yr



54031 CHURCH RD, CALLAHAN

BLD DATE	12/03/2021	KK	LGL DATE	
XF DATE	12/03/2021	KK	LAND DATE	05/18/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		2,799,360
TOTAL MARKET OB/XF VALUE		147,267
TOTAL LAND VALUE - MARKET		124,680
TOTAL MARKET VALUE		3,071,307
SOH/AGL Deduction		930,952
ASSESSED VALUE		2,140,355
TOTAL EXEMPTION VALUE	02	2,140,355
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,071,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,124,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002071	ROOF	75,156	02/07/2022
21012373	ROOF	16,000	09/15/2021
21002168	ROOF	75,156	03/04/2021
18009590	REPAIR/RRF	15,325	12/13/2018
B22010	XFOB	2,485	10/01/2008
C21226	CO ISSUED	250,000	09/10/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0838/0863	6/19/1998	QC	U	I	09	100
GRANTOR: MCKENDREE BERNICE						
GRANTEE: FIRST BAPTIST CHURC						
0838/0851	6/19/1998	QC	U	I	06	100
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FIRST BAPTIST CHURC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W85 S14 E15 FOP=[YR=1993] S28 E6 N28 W6$ E6 S42 FOP=[YR=2008] W20S20BAS=[YR=2008] S47E34S2STP=[YR=2008] W4S7E4N7$S10STR=[YR=2008] S8E14N8W14 $E14N12E15N12W43N55 D20 L20 $ U20 R20 $S55E43 N69FOP=[YR=1993] E6 N28 W6 S28$ N28 E21N14$.

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	0811	CONCRETE B	0	0	0	0	546.00	SF	5.20	5.20	100	1980	1980	3	35	994	
2	0812	CONCRETE C	0	0	0	0	2,182.00	SF	2.68	2.68	100	2008	2008	3	90	5,263	
3	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	2008	2008	3	93	140	
4	4950	BOLLARD	0	0	0	0	24.00	UT	100.00	100.00	97	2008	2008	3	97	2,328	
7	0825	BRICK	0	0	20	1	20.00	SF	12.50	12.50	100	2008	2008	3	97	243	
8	0462	ST/AL FNC	0	0	0	0	394.00	SF	10.00	10.00	100	2008	2008	3	56	2,206	
9	0812	CONCRETE C	0	0	0	0	3,544.00	SF	4.00	4.00	100	2008	2008	3	90	12,758	
10	1127	BRICK 8"	0	0	4	4	16.00	SF	11.00	11.00	100	2008	2008	3	97	171	
11	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2008	2008	3	40	768	
12	0803	ASPHALT C	0	0	0	0	29,016.00	SF	2.00	2.00	100	1991	1991	3	50	29,016	

TOTAL OB/XF 53,887

LAND DESCRIPTION

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	007100	C	CHURCH	0		OR	0.00	0.00	31.17	AC		1.00	1.00	0.50	8,000.00	4,000.00	124,680							

REVIEW DATE 12/03/2021 BY KK Total Acres: 31.17 Total Land Value: 124,680 Market: 0 Agricultural: 0 Common: 124,680 PRINTED 08/02/2023 BY SYS

PARCELS 3-1 3 3-11 3-13
IN SEC 3 & PARCELS 12 12-1
12-2 12-3 & 13 IN SEC 4

FIRST BAPTIST CHURCH OF GRAY GABLES INC/
P O BOX 629
CALLAHAN, FL 32011

2023

03-1N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	01	TYP WD 100
Story Height		8 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

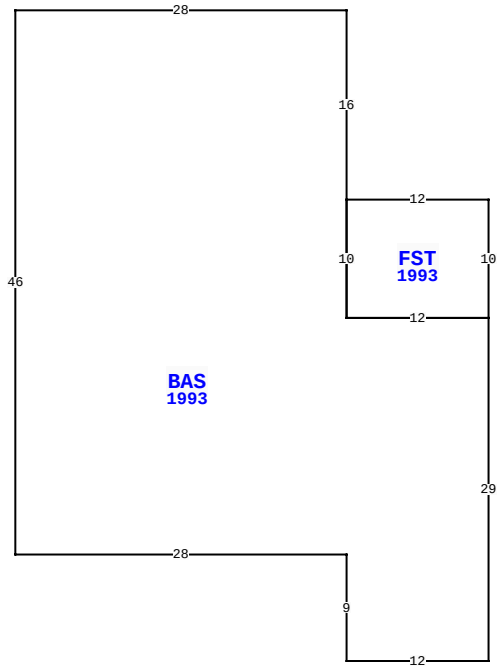
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,636	100	1,636	105,525
FST	120	50	60	3,870
TOTALS	1,756		1,696	109,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	1,696	93.6495	111.21	188,612	1970	1970	0	0	0	42.00	58.00

2 EDU RELGUS – 0% - 0 Heated Area: 1636 HX Base Yr



BLD DATE	12/03/2021	KK	LGL DATE
XF DATE	12/03/2021	KK	LAND DATE 05/18/2023 MLU
INC DATE			AG DATE

54031 CHURCH RD, CALLAHAN

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		2,799,360
TOTAL MARKET OB/XF VALUE		147,267
TOTAL LAND VALUE - MARKET		124,680
TOTAL MARKET VALUE		3,071,307
SOH/AGL Deduction		930,952
ASSESSED VALUE		2,140,355
TOTAL EXEMPTION VALUE	02	2,140,355
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,071,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,124,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13796	MECH OTHER	0	04/01/2008
B21226	ADDITION	250,000	03/01/2008
R11125	REPAIR/RRF	5,000	03/01/2008
B17685	NEW CONSTR	900,000	05/01/2006
7878	NEW CONSTR	164,277	02/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0838/0863	6/19/1998	QC	U	I	09	100
GRANTOR: MCKENDREE BERNICE						
GRANTEE: FIRST BAPTIST CHURC						
0838/0851	6/19/1998	QC	U	I	06	100
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FIRST BAPTIST CHURC						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W12 BAS=[YR=1993] N16 W28 S46 E28 S9 E12 N29 W12 N10$ S10 E12 N10$.

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
13	0510	GARAGE WD-	0	0	24	24	576.00	SF	35.00	35.00	100	1975	1975	3	20	4,032	
14	0803	ASPHALT C	0	0	60	26	1,560.00	SF	2.00	2.00	100	1990	1990	3	50	1,560	
15	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	100	1975	1975	3	27	47	
16	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	100	1975	1975	3	27	47	
17	0940	SHEDS/PORT	0	0	10	9	90.00	SF	30.00	30.00	100	1975	1975	3	20	540	
18	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1950	1950	3	20	400	
19	0964	HALON SYST	0	0	10	4	40.00	SF	50.00	50.00	100	2000	2000	3	80	1,600	
20	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2000	2000	3	20	80	
21	0810	CONCRETE A	0	0	0	0	52.00	SF	6.50	6.50	100	1998	1998	3	77	260	
22	0810	CONCRETE A	0	0	24	18	432.00	SF	6.50	6.50	100	1998	1998	3	77	2,162	

TOTAL OB/XF 10,728

LAND DESCRIPTION

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

REVIEW DATE 12/03/2021 BY KK Total Acres: 31.17 Total Land Value: 124,680 Market: 0 Agricultural: 0 Common: 124,680 PRINTED 08/02/2023 BY SYS

PARCELS 3-1 3 3-11 3-13
IN SEC 3 & PARCELS 12 12-1
12-2 12-3 & 13 IN SEC 4

FIRST BAPTIST CHURCH OF GRAY GABLES INC/
P O BOX 629
CALLAHAN, FL 32011

2023

03-1N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		13 100
Frame	03	MASONRY 100
Common Wall		12 100
Story Height		8 100
RMS		25 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	00	Quality Level 03
Occupancy	00	

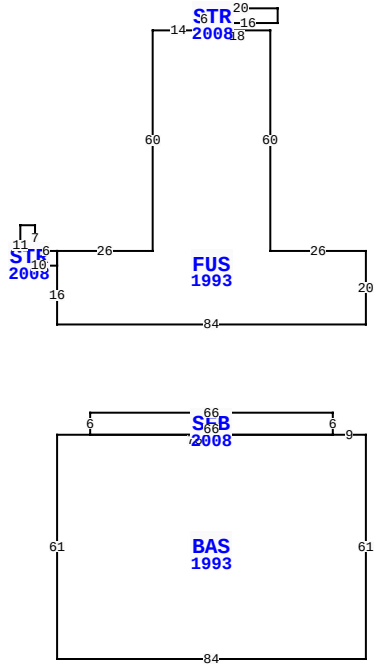
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,124	100	5,124	334,110
FUS	3,600	100	3,600	234,738
SFB	396	80	317	20,670
STR	68	10	7	456
STR	88	10	9	587
TOTALS	9,276		9,057	590,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	9,057	81.3483	96.60	874,906	1962	1975	0	0	0	32.50	67.50

3 EDU RELGUS – 0% - 0 Heated Area: 9041 HX Base Yr



54031 CHURCH RD, CALLAHAN

BLD DATE	12/03/2021	KK	LGL DATE	
XF DATE	12/03/2021	KK	LAND DATE	05/18/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		2,799,360
TOTAL MARKET OB/XF VALUE		147,267
TOTAL LAND VALUE - MARKET		124,680
TOTAL MARKET VALUE		3,071,307
SOH/AGL Deduction		930,952
ASSESSED VALUE		2,140,355
TOTAL EXEMPTION VALUE	02	2,140,355
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,071,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,124,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0838/0863	6/19/1998	QC	U	I	09	100
GRANTOR: MCKENDREE BERNICE						
GRANTEE: FIRST BAPTIST CHURC						
0838/0851	6/19/1998	QC	U	I	06	100
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FIRST BAPTIST CHURC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 SFB=[YR=2008] N6 W66 S6 E66$W75 S61E84 N61$ PTR=N30 FUS=[YR=1993] W84N16STR=[YR=2008] W10N11E4 S7E6S4$N4E26N60E14STR=[YR=2008] N6 E20S4W16S2W4$E18S60E26S20$ S30 $.

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
23	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	1998	1998	3	83	21	
24	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1998	1998	3	100	400	
25	0510	GARAGE WD-	0	0	20	18	360.00	SF	35.00	35.00	100	2010	2010	3	64	8,064	
26	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	2014	2014	3	70	756	
27	0810	CONCRETE A	0	0	12	8	96.00	SF	6.50	6.50	100	2014	2014	3	95	593	
28	0510	GARAGE WD-	0	0	36	13	468.00	SF	35.00	35.00	100	2005	2005	3	44	7,207	
29	0350	CARPORT WD	0	0	24	14	336.00	SF	8.71	8.71	100	2005	2005	3	27	790	
30	0350	CARPORT WD	0	0	22	8	176.00	SF	13.00	13.00	100	2000	2000	3	20	458	
31	0350	CARPORT WD	0	0	22	8	176.00	SF	13.00	13.00	100	2000	2000	3	20	458	
32	0812	CONCRETE C	0	0	66	40	2,640.00	SF	4.00	4.00	100	2000	2000	3	80	8,448	

TOTAL OB/XF 27,195

LAND DESCRIPTION

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

REVIEW DATE 12/03/2021 BY KK Total Acres: 31.17 Total Land Value: 124,680 Market: 0 Agricultural: 0 Common: 124,680 PRINTED 08/02/2023 BY SYS

PARCELS 3-1 3 3-11 3-13
IN SEC 3 & PARCELS 12 12-1
12-2 12-3 & 13 IN SEC 4

FIRST BAPTIST CHURCH OF GRAY GABLES INC/
P O BOX 629
CALLAHAN, FL 32011

2023

03-1N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

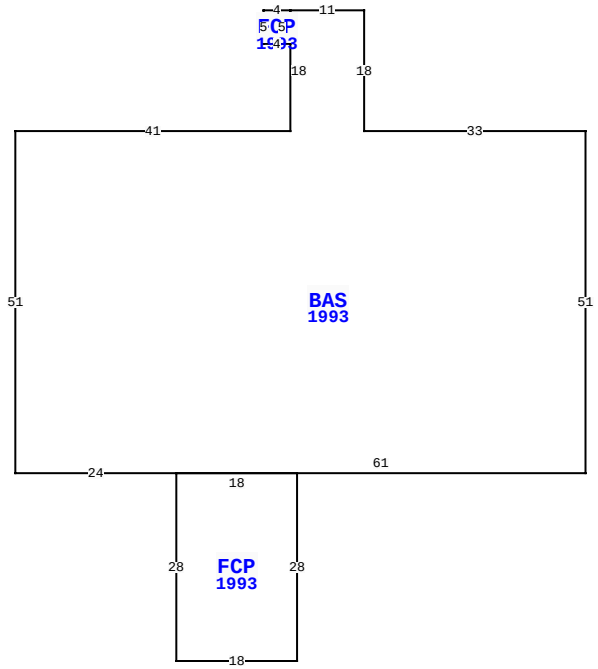
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		15 100
Frame	03	MASONRY 100
Common Wall		4 100
Story Height		9 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,533	100	4,533	468,995
FCP	504	30	151	15,623
FOP	20	30	6	621
TOTALS	5,057		4,690	485,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	4,690	97.8955	116.25	545,212	1992	1992	0	0	0	11.00	89.00

4 EDU RELGUS – 0% - 0 Heated Area: 4533 HX Base Yr



54031 CHURCH RD, CALLAHAN

BLD DATE	12/03/2021	KK	LGL DATE	
XF DATE	12/03/2021	KK	LAND DATE	05/18/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		2,799,360
TOTAL MARKET OB/XF VALUE		147,267
TOTAL LAND VALUE - MARKET		124,680
TOTAL MARKET VALUE		3,071,307
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ASSESSED VALUE		2,140,355
TOTAL EXEMPTION VALUE	02	2,140,355
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,071,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,124,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0838/0863	6/19/1998	QC	U	I	09	100
GRANTOR: MCKENDREE BERNICE						
GRANTEE: FIRST BAPTIST CHURC						
0838/0851	6/19/1998	QC	U	I	06	100
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FIRST BAPTIST CHURC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 N18 W11 FOP=[YR=1993] W4 S5E4N5$S18W41 S51 E24 FCP=[YR=1993] S28 E18 N28 W18$ E61 N51$.

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
33	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2000	2000	3	55	1,392	
34	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2000	2000	3	55	275	
35	0426	CL FNC 12'	0	0	0	0	40.00	LF	31.20	31.20	100	2000	2000	3	55	686	
36	0425	CL FNC 8'	0	0	0	0	158.00	LF	10.65	10.65	100	2000	2000	3	55	925	
37	0423	CL FNC 5'	0	0	0	0	811.00	LF	6.85	6.85	100	2000	2000	3	55	3,055	
38	0427	CL FNC 10'	0	0	0	0	1.00	LF	13.51	13.51	100	2000	2000	3	55	7	
39	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2000	2000	3	55	330	
40	2520	FIELD LGHT	0	0	0	0	10.00	UT	22,500.00	22,500.00	100	2000	2000	3	20	45,000	
41	0422	CL FNC 4'	0	0	0	0	383.00	LF	15.00	15.00	100	2000	2000	3	55	3,160	
42	0427	CL FNC 10'	0	0	0	0	40.00	LF	13.51	13.51	100	2000	2000	3	55	297	

LAND DESCRIPTION

TOTAL OB/XF 55,127

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

REVIEW DATE 12/03/2021 BY KK Total Acres: 31.17 Total Land Value: 124,680 Market: 0 Agricultural: 0 Common: 124,680 PRINTED 08/02/2023 BY SYS

PARCELS 3-1 3 3-11 3-13
IN SEC 3 & PARCELS 12 12-1
12-2 12-3 & 13 IN SEC 4

FIRST BAPTIST CHURCH OF GRAY GABLES INC/
P O BOX 629
CALLAHAN, FL 32011

2023

03-1N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

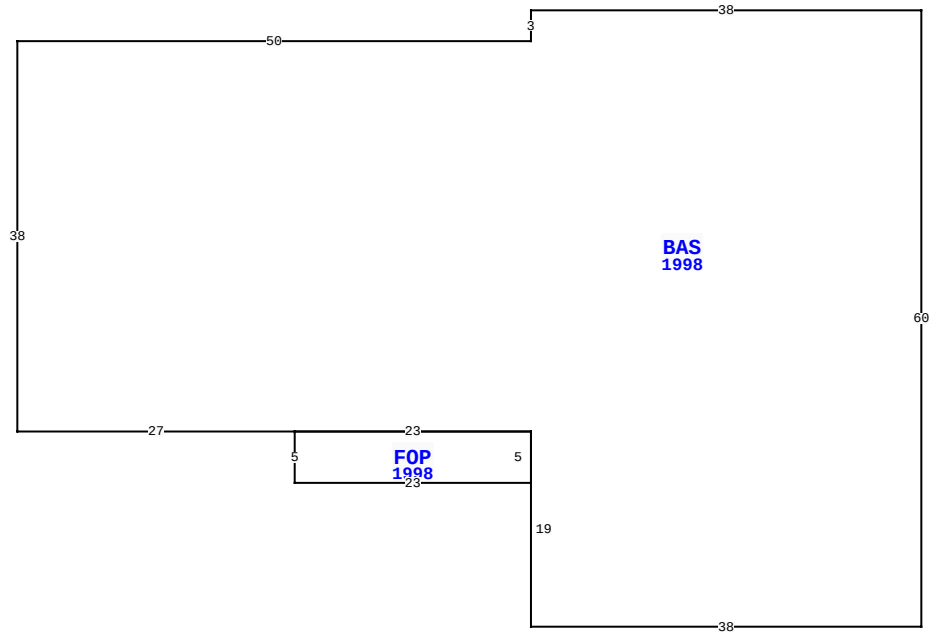
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		11 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,180	100	4,180	550,644
FOP	115	30	34	4,479
TOTALS	4,295		4,214	555,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	4,214	95.4810	160.65	676,979	1998	1998	0	0	0	18.00	82.00

5 CHURCH – 0% - 0 Heated Area: 4180 HX Base Yr



54031 CHURCH RD, CALLAHAN

BLD DATE	12/03/2021	KK	LGL DATE	
XF DATE	12/03/2021	KK	LAND DATE	05/18/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		2,799,360
TOTAL MARKET OB/XF VALUE		147,267
TOTAL LAND VALUE - MARKET		124,680
TOTAL MARKET VALUE		3,071,307
SOH/AGL Deduction		930,952
ASSESSED VALUE		2,140,355
TOTAL EXEMPTION VALUE	02	2,140,355
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,071,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,124,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0838/0863	6/19/1998	QC	U	I	09	100
GRANTOR: MCKENDREE BERNICE						
GRANTEE: FIRST BAPTIST CHURC						
0838/0851	6/19/1998	QC	U	I	06	100
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FIRST BAPTIST CHURC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W38 S3 W50 S38 E27 FOP=[YR=1998] S5 E23 N5 W23$ E23 S19 E38 N60$.

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
43	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2000	2000	3	55	330	

LAND DESCRIPTION

TOTAL OB/XF 330

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

REVIEW DATE 12/03/2021 BY KK Total Acres: 31.17 Total Land Value: 124,680 Market: 0 Agricultural: 0 Common: 124,680 PRINTED 08/02/2023 BY SYS

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FIRST BAPTIST CHURCH OF GRAY GABLES INC/
P O BOX 629
CALLAHAN, FL 32011

2023

03-1N-25-0000-0003-0010

BUILDING CHARACTERISTICS

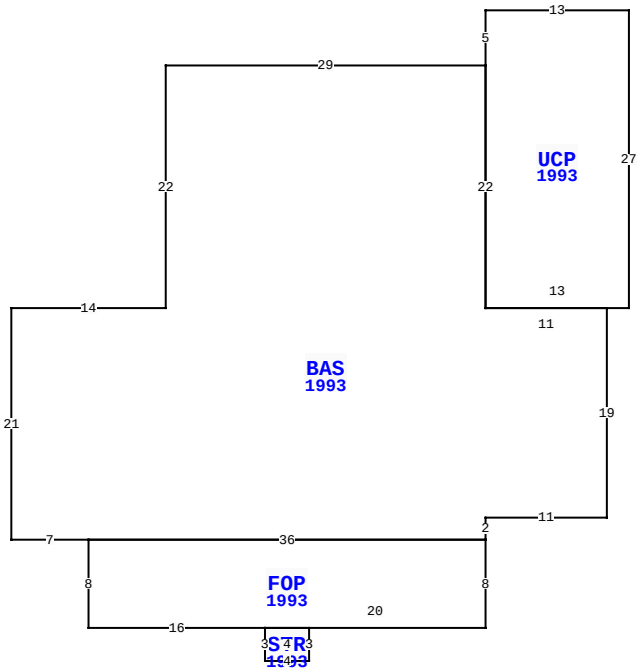
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100	1,750	141,872
FOP	288	30	86	6,972
STR	12	10	1	81
UCP	351	20	70	5,675
TOTALS	2,401		1,907	154,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,907	113.7045	102.62	195,696	1944	1980	0	0	0	21.00	79.00

6 SINGLE FAM – 0% - 0 Heated Area: 1750 HX Base Yr



54031 CHURCH RD, CALLAHAN

BLD DATE	12/03/2021	KK	LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 6 of 6 6

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TOTAL EXEMPTION VALUE	02	2,140,355
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PREVIOUS YEAR MKT VALUE		2,124,082

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GRANTEE: FIRST BAPTIST CHURC						
0838/0851	6/19/1998	QC	U	I	06	100
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FIRST BAPTIST CHURC						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W13 S5 BAS=[YR=1993] W29 S22 W14 S21E7
FOP=[YR=1993] S8 E16 STR=[YR=1993] S3E4N3W4$ E20 N8 W36$ E36
N2 E11 N19 W11 N22$ S22 E13 N27$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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