

TRACT 4
IN OR 942/149
EX R/W IN OR 222/102

TRAINOR ANDREA
54326 CHURCH ROAD
CALLAHAN, FL 32011

2023

03-1N-25-2750-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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 01 Quality Level 01
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8024.00

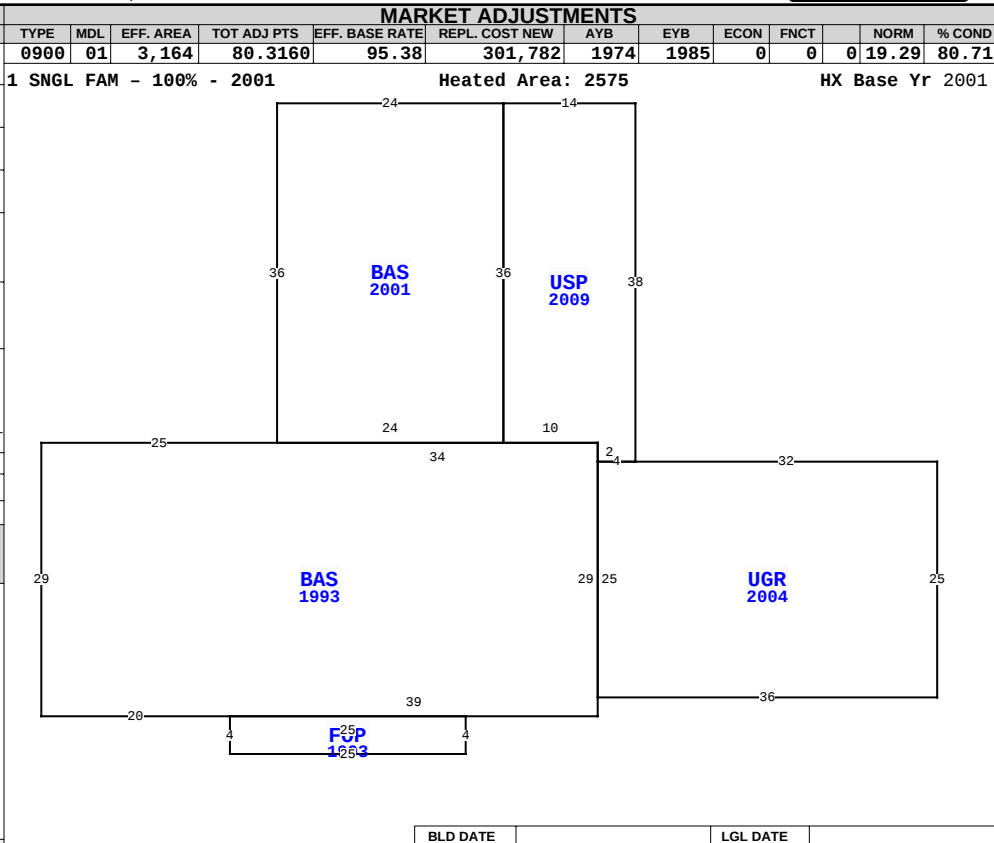
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	1,711	131,715
BAS	864	100	864	66,511
FOP	100	30	30	2,309
UGR	900	45	405	31,177
USP	512	30	154	11,855
TOTALS	4,087		3,164	243,568

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
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
3	0812	CONCRETE C	0 100	0	0	1,118.00	SF	4.00	4.00	100	1988	1988	3	57	2,549	
4	0510	GARAGE WD-	0 100	25	16	400.00	SF	28.00	28.00	100	1988	1988	3	20	2,240	
5	0681	POLE SHED	0 100	25	12	300.00	SF	15.00	15.00	100	1988	1988	3	20	900	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	OR	0.00	0.00	2.11	AC		1.00	1.00	1.00	35,000.00	35,000.00	73,850							



54326 CHURCH RD, CALLAHAN

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

TOTAL OB/XF 8,069

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	OR	0.00	0.00	2.11	AC		1.00	1.00	1.00	35,000.00	35,000.00	73,850							

NASSAU COUNTY PROPERTY PAGE 1 of 1 6

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		243,568
TOTAL MARKET OB/XF VALUE		8,069
TOTAL LAND VALUE - MARKET		73,850
TOTAL MARKET VALUE		325,487
SOH/AGL Deduction		167,418
ASSESSED VALUE		158,069
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		103,069
TOTAL JUST VALUE		325,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11993	GARAGE	29,700	11/26/2003
R5630	REPAIR/RRF	1,000	11/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0942/0149	7/24/2000	WD	Q	I		126,800	
GRANTOR: RAMSEY GARY D & JUDY							
GRANTEE: TRAINOR TERRY & AND							
0151/0457	8/28/1973	WD	Q	V		6,000	
GRANTOR: CRAVEY JAMES & BRENDA							
GRANTEE: RAMSEY GARY & JUDY							

BUILDING NOTES

BUILDING DIMENSIONS
UGR=[YR=2004] W32 USP=[YR=2009] N38 W14 BAS=[YR=2001] W24 S36 BAS=[YR=1993] W25 S29 E20 FOP=[YR=1993] S4 E25 N4 W25\$ E39 N29 W34\$ E24 N36\$ S36 E10 S2 E4\$ W4 S25 E36 N25 \$.