

TEDESCHI ROBERT J & REBECCA T
54379 CHURCH RD
CALLAHAN, FL 32011

03-1N-25-2750-0016-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03CB STUCCO 100 GABLE/HIP 100

Roof Cover05COMP SHNGL 100 DRYWALL 100

Interior Wall03DRYWALL 100

Interior Floor14CARPET 80

Interior Floor08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2 100
Bathrooms2 100
Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

BUD8 Adjustme06DIST 1D 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8024.00

TOTALS2,3521,891169,995

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10681POLE SHED01003020600.00SF15.0015.00100198519853201,800

20200BARN WD 0-01003020600.00SF20.0020.00100198519853202,400

30351CARPORT MT01003016480.00SF4.004.0010019991999320384

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100OR0.000.003.24AC1.001.000.7518,000.0013,500.0043,740

REVIEW DATE05/14/2021BYKBA

Total Acres: 3.24Total Land Value: 43,740Market: 0Agricultural: 0Common: 43,740

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND

0100011,891118.5800107.02202,3751985199000016.0084.00

1 SINGLE FAM - 100% - 2023Heated Area: 1286HX Base Yr 2023

FST1993BAS1993FDG1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE169,995

TOTAL MARKET OB/XF VALUE4,584

TOTAL LAND VALUE - MARKET43,740

TOTAL MARKET VALUE218,319

SOH/AGL Deduction0

ASSESSED VALUE218,319

TOTAL EXEMPTION VALUEHX HB VX55,000

BASE TAXABLE VALUE163,319

TOTAL JUST VALUE218,319

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE202,063

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2536/08751/28/2022WDUUI30109,000

GRANTOR: TEDESCHI RICHARD M &

GRANTEE: TEDESCHI ROBERT J &

1935/19818/15/2014WDQI02145,000

GRANTOR: ROBERTS CYNTHIA A

GRANTEE: TEDESCHI RICHARD M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 FST=[YR=1993] W14 S28 E14 FOP=[YR=1993] E10 N5 W10 S5\$ N28 \$ S23 E10 S9 E33 N32\$ PTR=E10 FDG=[YR=1993] E26 S24 W26 N24\$ W10\$.