LOT 27
IN OR 2283/1202
ESMT OR 416/635

MYERS ANDRIA/MYERS KATHLEEN
54572 CHURCH ROAD
CALLAHAN, FL 32011

2023

03-1N-25-2752-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

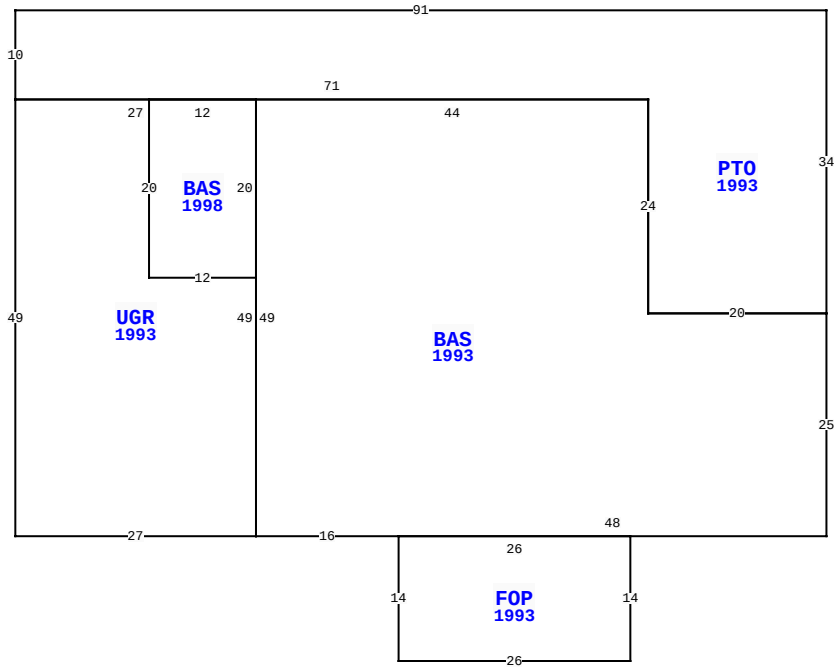
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,656	100	2,656	224,964
BAS	240	100	240	20,328
FOP	364	30	109	9,232
PTO	1,390	5	70	5,929
UGR	1,323	45	595	50,397
TOTALS	5,973		3,670	310,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,670	126.8300	114.46	420,068	1979	1990	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2896 HX Base Yr 2020



54572 CHURCH RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		310,850
TOTAL MARKET OB/XF VALUE		10,698
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		356,548
SOH/AGL Deduction		105,631
ASSESSED VALUE		250,917
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		200,917
TOTAL JUST VALUE		356,548
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6144	XFOB	24,840	11/30/1989
6040	ADDITION	51,146	10/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2283/1202	6/07/2019	QC	U	I	11	100
GRANTOR: MYERS ANDRIA						
GRANTEE: MYERS ANDRIA & KATH						
1175/1860	9/29/2003	QC	U	I	01	100
GRANTOR: MYERS CHARLES R & CAR						
GRANTEE: MYERS CHARLES R ETA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W91 S10 UGR=[YR=1993] S49 E27 BAS=[YR=1993] E16
FOP=[YR=1993] S14 E26 N14 W26$ E48 N25 W20 N24 W44
BAS=[YR=1998] W12 S20 E12 N20$ S49$ N49 W27$ E71 S24 E20 N34$
.

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	1,936.00	SF	4.00	4.00	100	1996	1996	3	73	5,653	
2	0812	CONCRETE C	0	100	30	42	1,260.00	SF	4.00	4.00	100	1990	1990	3	62	3,125	
3	0752	USP	0	100	10	20	200.00	SF	15.00	15.00	100	2010	2010	3	64	1,920	

LAND DESCRIPTION

TOTAL OB/XF 10,698

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS