IN OR 129 PG 445 &
IN OR 193 PG 172
IN SEC 8 & 9

BIBLE BAPTIST CHURCH OF CALLAHAN INC
45221 MUSSLEWHITE ROAD
CALLAHAN, FL 32011

2023

08-2N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

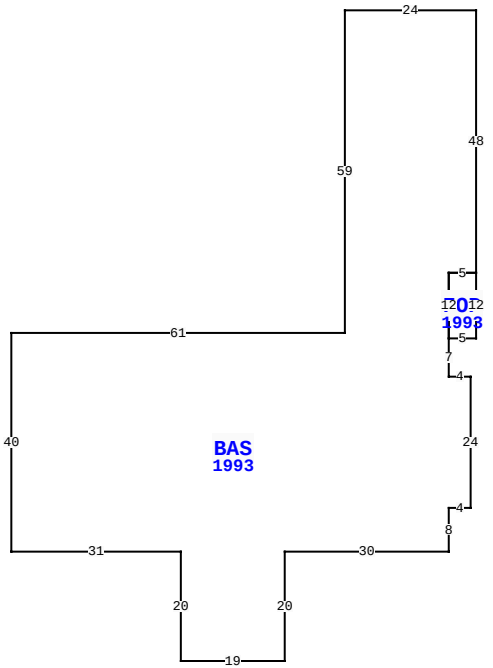
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	01	TYP WD 100
Story Height		11 100
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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,037	100	5,037	591,023
FOP	60	30	18	2,112
TOTALS	5,097		5,055	593,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	5,055	91.7633	154.39	780,441	1974	1974	0	0	0	24.00	76.00

1 CHURCH – 0% - 0 Heated Area: 5037 HX Base Yr



MUSSLEWHITE RD, CALLAHAN

BLD DATE	09/04/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		958,301
TOTAL MARKET OB/XF VALUE		24,851
TOTAL LAND VALUE - MARKET		47,250
TOTAL MARKET VALUE		1,030,402
SOH/AGL Deduction		421,975
ASSESSED VALUE		608,427
TOTAL EXEMPTION VALUE	02	608,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,030,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		718,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2301600	REPAIR/RRF	4,925	02/06/2023
R2301601	REPAIR/RRF	12,750	02/06/2023
R2301602	REPAIR/RRF	1,300	02/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S59 W61 S40 E31 S20 E19 N20 E30 N8 E4 N24 W4 N7 FOP=[YR=1993] E5 N12 W5 S12$ N12 E5 N48$.

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	0940	SHEDS/PORT	0	0	14	8	112.00	SF	20.10	20.10	100	1980	1980	3	20	450	
2	0810	CONCRETE A	0	0	0	0	180.00	SF	6.50	6.50	100	1980	1980	3	35	410	
3	0810	CONCRETE A	0	0	0	0	390.00	SF	6.50	6.50	100	1980	1980	3	35	887	
4	0803	ASPHALT C	0	0	0	0	1,640.00	SF	2.00	2.00	100	1980	1980	3	50	1,640	
5	0803	ASPHALT C	0	0	0	0	14,025.00	SF	2.00	2.00	100	1980	1980	3	50	14,025	
8	0810	CONCRETE A	0	0	0	0	84.00	SF	6.50	6.50	100	1990	1990	3	62	339	
9	0422	CL FNC 4'	0	0	0	0	776.00	LF	15.00	15.00	100	1990	1990	3	28	3,259	
10	0446	BOX FNC 6'	0	0	0	0	651.00	LF	20.00	20.00	100	2000	2000	3	20	2,604	
11	0505	FLAGPOLE A	0	0	0	0	24.00	LF	50.00	50.00	100	2000	2000	3	20	240	
12	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1990	1990	3	29	261	

TOTAL OB/XF 24,115

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.35	35,000.00	47,250.00	47,250							

REVIEW DATE 07/08/2020 BY KBA Total Acres: 1.00 Total Land Value: 47,250 Market: 0 Agricultural: 0 Common: 47,250 PRINTED 08/02/2023 BY SYS

IN OR 129 PG 445 &
IN OR 193 PG 172
IN SEC 8 & 9

BIBLE BAPTIST CHURCH OF CALLAHAN INC
45221 MUSSLEWHITE ROAD
CALLAHAN, FL 32011

2023

08-2N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		3 100
Frame	01	TYP WD 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

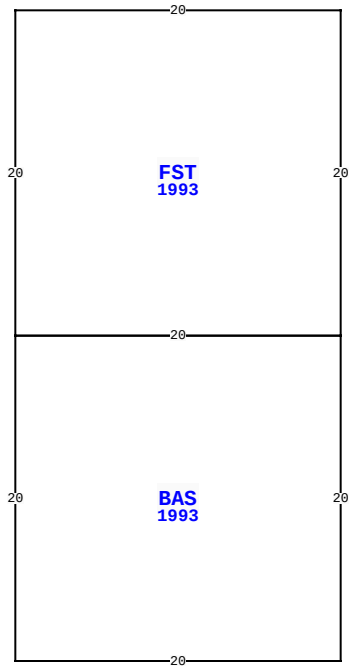
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	27,551
FST	400	50	200	13,776
TOTALS	800		600	41,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	600	87.8850	104.36	62,616	1974	1974	0	0	0	34.00	66.00

3 EDU RELGUS – 0% - 0 Heated Area: 400 HX Base Yr



BLD DATE	09/04/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

MUSSLEWHITE RD, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		958,301
TOTAL MARKET OB/XF VALUE		24,851
TOTAL LAND VALUE - MARKET		47,250
TOTAL MARKET VALUE		1,030,402
SOH/AGL Deduction		421,975
ASSESSED VALUE		608,427
TOTAL EXEMPTION VALUE	02	608,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,030,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		718,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W20 S20 BAS=[YR=1993] S20 E20 N20 W20$ E20 N20$.

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	0351	CARPORT MT	0	0	0	0	368.00	SF	10.00	10.00	100	2000	2000	3	20	736	

LAND DESCRIPTION

TOTAL OB/XF 736

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 07/08/2020 BY KBA Total Acres: 1.00 Total Land Value: 47,250 Market: 0 Agricultural: 0 Common: 47,250 PRINTED 08/02/2023 BY SYS

IN OR 129 PG 445 &
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CALLAHAN, FL 32011

2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

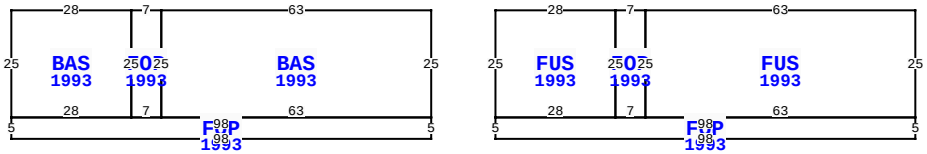
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		11 100
Stories	2.	2. 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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100	700	45,814
BAS	1,575	100	1,575	103,082
FOP	175	30	52	3,403
FOP	175	30	52	3,403
FOP	490	30	147	9,621
FOP	490	30	147	9,621
FUS	700	100	700	45,814
FUS	1,575	100	1,575	103,082
TOTALS	5,880		4,948	323,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
7102	04	4,948	84.7875	100.69	498,214	1976	1976	0	0	4	31.00	65.00

4 EDU RELGUS – 0% - 0 Heated Area: 4550 HX Base Yr



MUSSLEWHITE RD, CALLAHAN

BLD DATE	09/04/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
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NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
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TOTAL EXEMPTION VALUE	02	608,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,030,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		718,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W63 FOP=[YR=1993] W7 BAS=[YR=1993] W28 S25 FOP=[YR=1993] S5 E98 N5 W98$ E28 N25$ S25 E7 N25$ S25 E63 N25$ PTR=E15 FUS=[YR=1993] E28 FOP=[YR=1993] E7 FUS=[YR=1993] E63 S25 FOP=[YR=1993] S5 W98 N5 E98$ W63 N25$ S25 W7 N25$ S25 W28 N25$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 07/08/2020 BY KBA Total Acres: 1.00 Total Land Value: 47,250 Market: 0 Agricultural: 0 Common: 47,250 PRINTED 08/02/2023 BY SYS