LOT 1
CHURCH ROAD EST PB 7/301

WALKER ROBERT P JR & JENNIFER
54040 CHURCH RD
CALLAHAN, FL 32011

2023

10-1N-25-022H-0001-0000

BUILDING CHARACTERISTICS

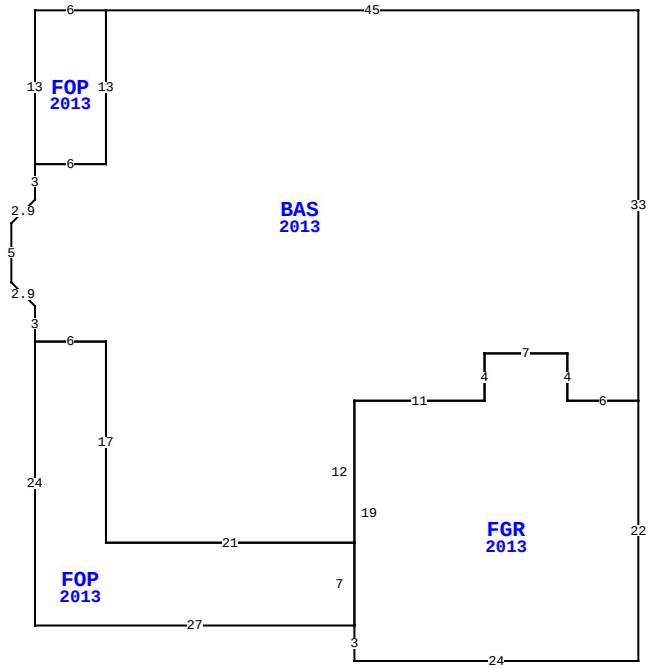
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,813	100	1,813	215,233
FGR	556	55	306	36,327
FOP	78	30	23	2,730
FOP	291	30	87	10,328
TOTALS	2,738		2,229	264,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,229	107.2120	127.31	283,774	2013	2013	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2021 Heated Area: 1813 HX Base Yr 2021



54040 CHURCH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		264,619
TOTAL MARKET OB/XF VALUE		11,454
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		311,073
SOH/AGL Deduction		106,793
ASSESSED VALUE		204,280
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		154,280
TOTAL JUST VALUE		311,073
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327012	CO ISSUED	0	04/01/2013
B1327012	NEW CONSTR	216,683	03/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2277/1479	5/24/2019	WD	Q	I	01	264,000
GRANTOR: THIGPEN BRIAN A & JES						
GRANTEE: WALKER ROBERT P JR						
1874/0506	8/16/2013	WD	Q	I	02	205,200
GRANTOR: JULIAN SCAFF CONSTRUC						
GRANTEE: THIGPEN BRIAN A & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W45 FOP=[YR=2013] W6 S13 E6 N13$ S13 W6 S3 D2 L2 S5 D2 R2 S3 FOP=[YR=2013] S24 E27 FGR=[YR=2013] S3 E24 N22 W6 N4 W7 S4 W11 S19 $ N7 W21 N17 W6$ E6 S17 E21 N12 E11 N4 E7 S4 E6 N33$.

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	100	0	0	1,570.00	SF	5.20	5.20	100	2013	2013	3	95	7,756	
2	0810	CONCRETE A	0	100	0	0	313.00	SF	6.50	6.50	100	2017	2017	3	97	1,973	
3	0810	CONCRETE A	0	100	0	0	268.00	SF	6.50	6.50	100	2019	2019	3	99	1,725	

LAND DESCRIPTION

TOTAL OB/XF 11,454

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	000115	C	SFR ACRES	100	0006		0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/30/2018 BY KBX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS