LOT 5
IN OR 2031/738
CHURCH ROAD EST PB 7/301

SAWYER THOMAS L/SMITH ALLISON
54100 CHURCH RD
CALLAHAN, FL 32011

2023

10-1N-25-022H-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

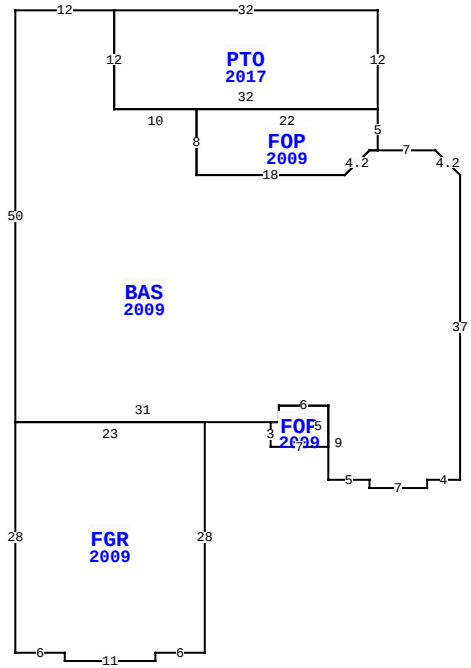
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	2,080	240,941
FGR	655	55	360	41,701
FOP	33	30	10	1,159
FOP	169	30	51	5,908
PTO	384	5	19	2,201
TOTALS	3,321		2,520	291,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,520	101.3472	120.35	303,282	2009	2014	0	0	0	3.75	96.25

1 SNGL FAM – 0% - 0 Heated Area: 2080 HX Base Yr



54100 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	291,909
TOTAL MARKET OB/XF VALUE	37,264
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	364,173
SOH/AGL Deduction	77,619
ASSESSED VALUE	286,554
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	286,554
TOTAL JUST VALUE	364,173
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702906	NEW CONSTR	46,839	05/01/2017
C22049	CO ISSUED	0	11/01/2009
M14370	MECH OTHER	0	02/01/2009
E21509	ELEC OTHER	1,000	12/01/2008
P13582	OTHER	0	12/01/2008
B22049	NEW CONSTR	194,634	11/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2031/0738	12/28/2015	QC	U	I	11	62,200
GRANTOR: SAWYER THOMAS L						
GRANTEE: SAWYER THOMAS L & A						
2010/0098	10/16/2015	SW	U	I	18	163,300
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: SAWYER THOMAS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] U3 L3 W7 FOP=[YR=2009] N5 PTO=[YR=2017] N12 W32 S12 E32$W22 S8 E18 U3 R3 E1$ W1 D3 L3 W18 N8 W10 N12 W12 S50 FGR=[YR=2009] S28 E6 S1 E11 N1 E6 N28 W23$ E31 FOP=[YR=2009] S3 E7 N5 W6 S2 W1$ E1 N2 E6 S9 E5 S1 E7N1 E4 N37$.

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	0810	CONCRETE A	0	0	0	0	946.00	SF	6.50	6.50	100	2009	2009	3	91	5,596	
2	0510	GARAGE WD-	0	0	40	26	1,040.00	SF	35.00	35.00	100	2017	2017	3	87	31,668	

LAND DESCRIPTION

TOTAL OB/XF 37,264

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	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/27/2022 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS