PT OF TRACT C IN OR 2088/1190
NASSAU PLANTATIONS S/D UNR

TREADWELL BART JOHN DAVID & DAWN MARIE
54192 CHURCH RD
CALLAHAN, FL 32011

2023

10-1N-25-2880-000C-0014

NASSAU COUNTY PROPERTY

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 60
Interior Floo	11	CLAY TILE 40
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

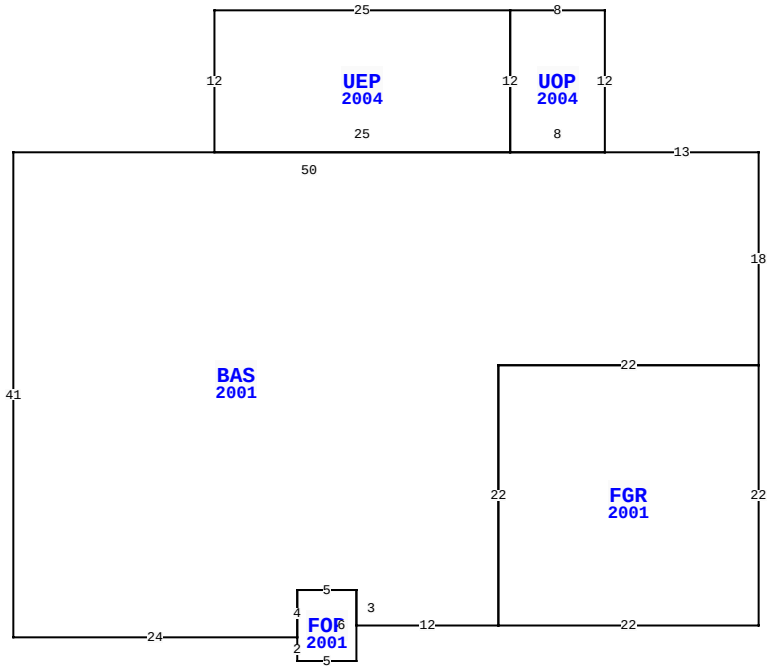
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,045	100	2,045	222,738
FGR	484	55	266	28,972
FOP	30	30	9	981
UEP	300	60	180	19,605
UOP	96	20	19	2,069
TOTALS	2,955		2,519	274,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,519	108.8640	129.28	325,656	2001	2001	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2017 Heated Area: 2045 HX Base Yr 2017



54192 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		291,458
TOTAL MARKET OB/XF VALUE		9,193
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		335,651
SOH/AGL Deduction		133,325
ASSESSED VALUE		202,326
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,326
TOTAL JUST VALUE		335,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17865	GARAGE	35,904	05/26/2006
R09359	REPAIR/RRF	3,000	05/01/2006
R991652	REPAIR/RRF	0	01/04/1999
6928	MH MOVE-ON	5,000	09/11/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2088/1190	12/09/2016	WD	Q	I	02	226,000
GRANTOR: HOLLAND ROBERT J						
GRANTEE: TREADWELL BART JOHN						
0523/0498	7/30/1987	WD	Q	V		10,000
GRANTOR: CAMPBELL WM & M P						
GRANTEE: HOLLAND ROBERT J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W13 UOP=[YR=2004] N12 W8 UEP=[YR=2004] W25 S12 E25 N12$ S12 E8$ W50 S41 E24 FOP=[YR=2001] S2 E5 N6 W5 S4$ N4 E5 S3 E12 FGR=[YR=2001] E22 N22 W22 S22$ N22 E22 N18$.

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	100	10	16	160.00	SF	19.50	19.50	100	1975	1975	3	20	624	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
5	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	2001	2001	3	82	2,132	
7	0812	CONCRETE C	0	100	0	0	1,020.00	SF	4.00	4.00	100	2003	2003	3	84	3,427	

LAND DESCRIPTION

TOTAL OB/XF 9,193

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	OR	131.00	331.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/19/2021 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

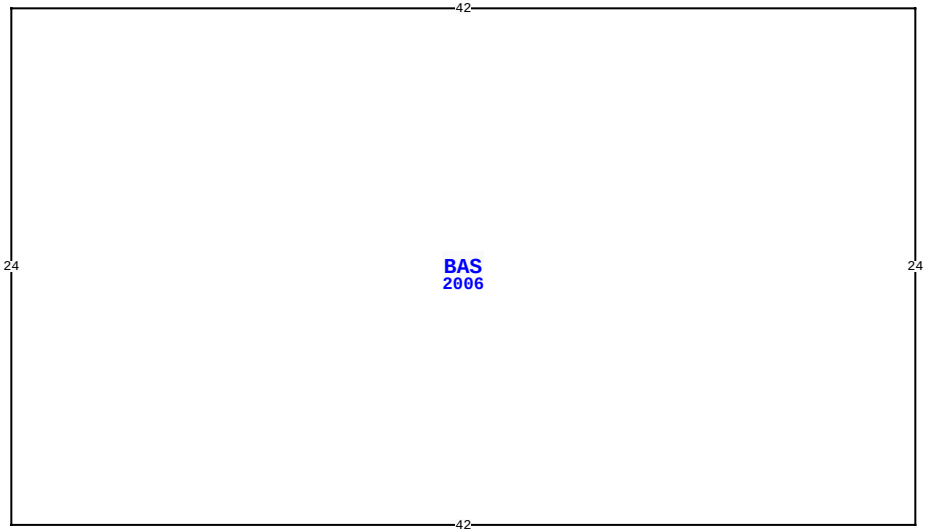
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	17,093
TOTALS	1,008		1,008	17,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,008	62.1000	21.74	21,914	2006	2006	0	0	0	22.00	78.00

3 GARAGE RES – 100% - 2017 Heated Area: 1008 HX Base Yr 2017



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GRANTOR: CAMPBELL WM & M P						
GRANTEE: HOLLAND ROBERT J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W42 S24 E42 N24 $.

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 07/19/2021 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS