PT TRACTS B & C IN
IN OR 2425/1990
NASSAU PLANTATIONS S/D UNR

SIMON RICHARD & MICHELLE
54170 CHURCH RD
CALLAHAN, FL 32011

2023

10-1N-25-2882-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	11	CLAY TILE 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

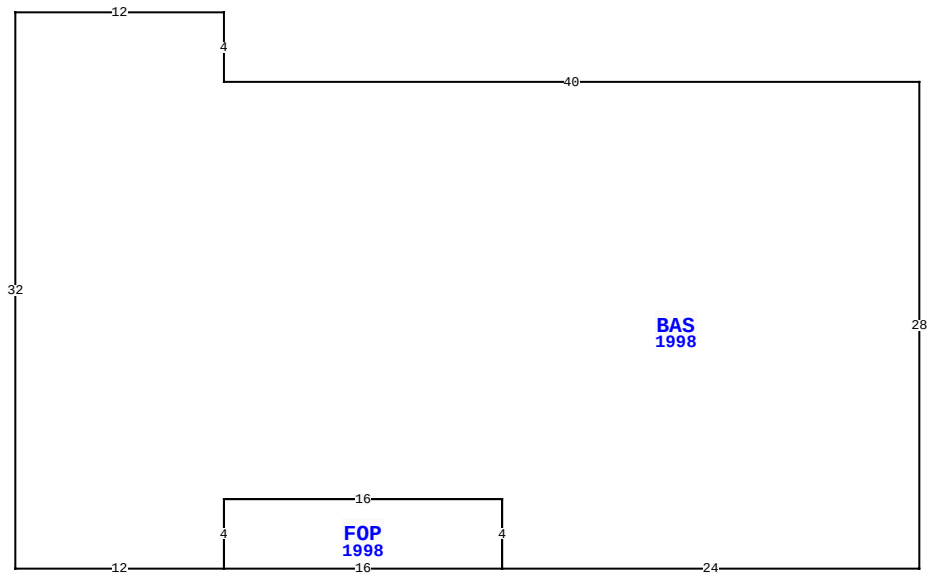
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	179,332
FOP	64	30	19	2,366
TOTALS	1,504		1,459	181,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,459	115.5660	137.23	200,219	1998	2003	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2022 Heated Area: 1440 HX Base Yr 2022



54170 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		181,699
TOTAL MARKET OB/XF VALUE		250
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		216,949
SOH/AGL Deduction		53,355
ASSESSED VALUE		163,594
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		113,594
TOTAL JUST VALUE		216,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985116	NEW CONSTR	71,870	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2425/1990	1/05/2021	WD	Q	I	02	213,000
GRANTOR: WOOLEY LOGAN I & LEXI						
GRANTEE: SIMON RICHARD & MIC						
2049/1952	5/31/2016	WD	Q	I	01	128,000
GRANTOR: PAGE KEVIN						
GRANTEE: WOOLEY LOGAN I & LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W40 N4 W12 S32 E12 FOP=[YR=1998] E16 N4 W16 S4 $ N4 E16 S4 E24 N28 $.

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
2	1242	WD DECK A	0	100	0	0	32.00	SF	10.00	10.00	100	2016	2016	3	78	250	

LAND DESCRIPTION

TOTAL OB/XF 250

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/19/2022 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS