PT SW1/4 OF NW1/4 OF
SEC 14-2N-25E IN OR 723/1549 &
S1/2 OF ABND R/W IN

LIBERTY BAPTIST CHURCH OF CALLAHAN
55045 MT OLIVE ROAD
CALLAHAN, FL 32011

2023

14-2N-25-0000-0008-0000

BUILDING CHARACTERISTICS

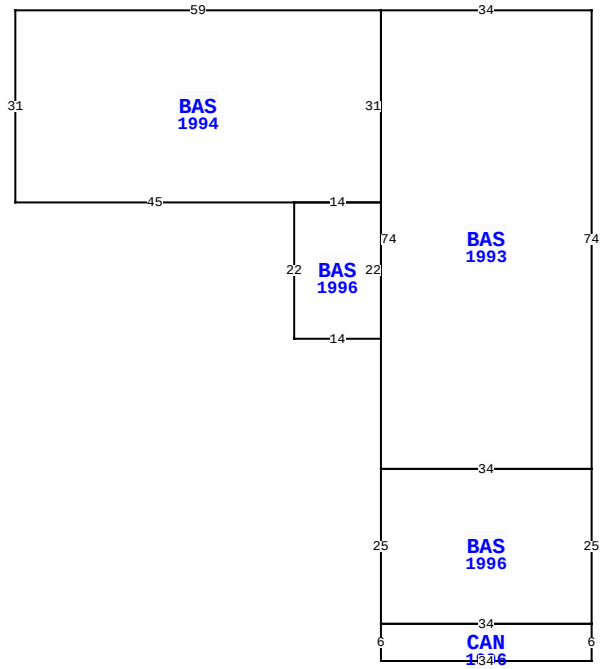
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		17 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		16 100
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	2,516	100	2,516	352,356
BAS	1,829	100	1,829	256,144
BAS	308	100	308	43,134
BAS	850	100	850	119,039
CAN	204	30	61	8,543
TOTALS	5,707		5,564	779,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	5,564	101.2272	170.31	947,605	1980	1988	0	0	0	17.77	82.23

1 CHURCH – 0% - 0 Heated Area: 5503 HX Base Yr



55031 MT OLIVE RD, CALLAHAN

BLD DATE	02/12/2019	KK	LGL DATE	
XF DATE	02/12/2019	KK	LAND DATE	02/12/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		1,745,901
TOTAL MARKET OB/XF VALUE		48,023
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		1,828,924
SOH/AGL Deduction		874,573
ASSESSED VALUE		954,351
TOTAL EXEMPTION VALUE	02	954,351
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,828,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,264,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008196	NEW CONSTR-ROOF	8,825	09/18/2017
1733684	NEW CONSTR	904,092	01/11/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1978/1608	4/13/2015	MS	U	I	18	100
GRANTOR: BOARD OF COUNTY COMMI						
GRANTEE: LIBERTY BAPTIST CHU						
0723/1549	2/13/1995	QC	U	I	10	100
GRANTOR: PITTMAN A A						
GRANTEE: LIBERTY BAPTIST CHU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 BAS=[YR=1994] W59 S31 E45 BAS=[YR=1996] S22 E14 N22 W14$ E14 N31$ S74 BAS=[YR=1996] S25 CAN=[YR=1996] S6 E34 N6 W34$ E34 N25 W34$ E34 N74$.

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	8	4	32.00	SF	6.50	6.50	100	1996	1996	3	73	152	
3	0819	CONC 12"	0	0	21	5	105.00	SF	9.50	9.50	100	2000	2000	3	80	798	
5	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	100	2010	2010	3	81	1,823	
6	0810	CONCRETE A	0	0	85	4	340.00	SF	6.50	6.50	100	1996	1996	3	73	1,613	
7	0810	CONCRETE A	0	0	0	0	144.00	SF	6.50	6.50	100	2017	2017	3	97	908	
8	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	2017	2017	3	82	164	
9	0803	ASPHALT C	0	0	0	0	5,740.00	SF	2.00	2.00	100	2018	2018	3	84	9,643	
10	0400	CONC CURB	0	0	0	0	278.00	LF	15.00	15.00	100	2018	2018	3	99	4,128	
11	0810	CONCRETE A	0	0	0	0	172.00	SF	6.50	6.50	100	2018	2018	3	98	1,096	
12	0812	CONCRETE C	0	0	58	18	1,044.00	SF	4.00	4.00	100	2018	2018	3	98	4,092	

TOTAL OB/XF 24,417

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/12/2019 BY KK 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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CALLAHAN, FL 32011

2023

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Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		21 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

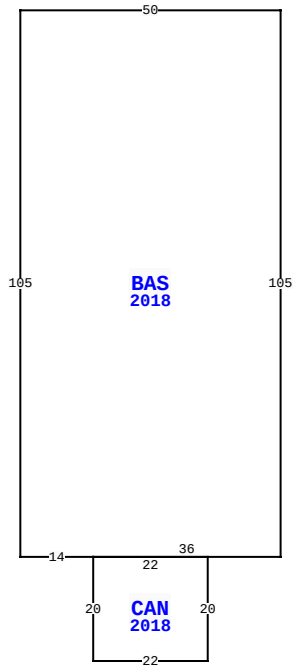
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,250	100	5,250	942,976
CAN	440	30	132	23,709
TOTALS	5,690		5,382	966,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	5,382	108.9350	183.28	986,413	2018	2018	0	0	0	2.00	98.00

3 CHURCH – 0% - 0 Heated Area: 5250 HX Base Yr



55031 MT OLIVE RD, CALLAHAN

BLD DATE	02/12/2019	KK	LGL DATE	
XF DATE	02/12/2019	KK	LAND DATE	02/12/2019 KK
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: BOARD OF COUNTY COMMI						
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0723/1549	2/13/1995	QC	U	I	10	100
GRANTOR: PITTMAN A A						
GRANTEE: LIBERTY BAPTIST CHU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W50 S105 E14 CAN=[YR=2018] S20 E22 N20 W22$ E36 N105$.

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	0811	CONCRETE B	0	0	0	0	627.00	SF	5.20	5.20	100	2018	2018	3	98	3,195	
14	0462	ST/AL FNC	0	0	407	4	1,628.00	SF	10.00	10.00	100	2018	2018	3	90	14,652	
15	0810	CONCRETE A	0	0	10	11	110.00	SF	6.50	6.50	100	2018	2018	3	98	701	
16	0476	VF 6 SBPL	0	0	0	0	150.00	LF	32.00	32.00	100	2018	2018	3	95	4,560	
17	0810	CONCRETE A	0	0	6	5	30.00	SF	6.50	6.50	100	2018	2018	3	98	191	
18	1123	CB 8"	0	0	0	0	51.00	SF	6.15	6.15	100	2018	2018	3	98	307	

LAND DESCRIPTION

TOTAL OB/XF 23,606

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 02/12/2019 BY KK Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS