LOT 27 IN DBK 272/568
W H BRANDIES SURVEY OR 15/357

CHURCH SECOND BAPTIST
PO BOX 521
CALLAHAN, FL 32011-0521

2023

19-2N-25-0000-0082-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

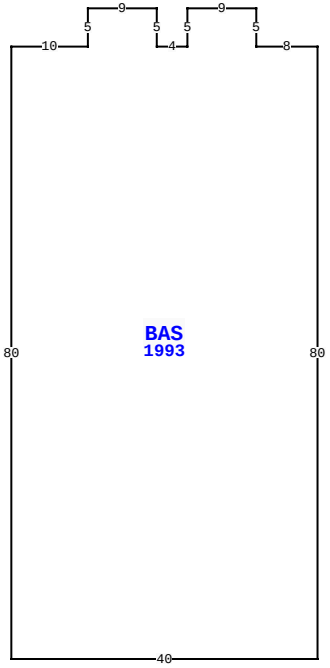
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		1 100
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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,290	100	3,290	276,854
TOTALS	3,290		3,290	276,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	3,290	71.7288	120.68	397,037	1965	1965	0	0	0	30.27	69.73

1 CHURCH – 0% - 0 Heated Area: 3290 HX Base Yr



45019 JOHNSON RD, CALLAHAN

BLD DATE	02/17/2022	KK	LGL DATE	
XF DATE	02/17/2022	KK	LAND DATE	02/17/2022 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		276,854
TOTAL MARKET OB/XF VALUE		3,733
TOTAL LAND VALUE - MARKET		2,760
TOTAL MARKET VALUE		283,347
SOH/AGL Deduction		132,524
ASSESSED VALUE		150,823
TOTAL EXEMPTION VALUE	02	150,823
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		283,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313466	REPAIR/RRF	10,500	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0015/0357	7/19/1961	WD	U	V	10	100

GRANTOR: BRANDIES W H

GRANTEE: WHITFIELD NETTIE A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N5 W9 S5 W4 N5 W9 S5 W10 S80 E40 N80$.

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	0	0	0	813.00	SF	5.20	5.20	100	1990	1990	3	62	2,621	
2	0819	CONC 12"	0	0	18	5	90.00	SF	9.50	9.50	100	1990	1990	3	62	530	
3	0097	AWNING CN	0	0	0	0	14.00	SF	65.00	65.00	100	2010	2010	3	64	582	

LAND DESCRIPTION

TOTAL OB/XF 3,733

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	0006	RM	0.00	0.00	0.23	AC		1.00	1.00	1.00	12,000.00	12,000.00	2,760							

REVIEW DATE 02/17/2022 BY KK Total Acres: 0.23 Total Land Value: 2,760 Market: 0 Agricultural: 0 Common: 2,760 PRINTED 08/02/2023 BY SYS