PT GOVT LOT 2 OF SEC 19-2N-25E
IN DBK 143/290

CHAMPION MASONIC LODGE
C/O PAUL JEFFREY FENNING, P O BOX 2985
JACKSONVILLE, FL 32203

2023

19-2N-25-0000-0088-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

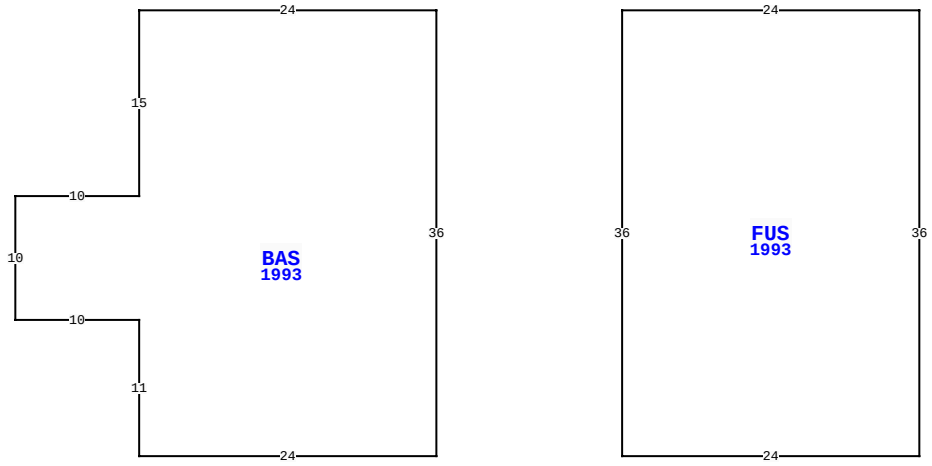
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 50
Interior Floo	09	PINE WOOD 50
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		2 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7700	CLUBS/LODGES/HALLS
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	964	100	964	53,771
FUS	864	100	864	48,193
TOTALS	1,828		1,828	101,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	1,828	78.6082	87.84	160,572	1950	1950	0	0	0	36.50	63.50

1 CLUB HOUSE – 0% - 0 Heated Area: 1828 HX Base Yr



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

5600 CHAMPION LODGE DR, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		101,963
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		6,380
TOTAL MARKET VALUE		108,343
SOH/AGL Deduction		21,018
ASSESSED VALUE		87,325
TOTAL EXEMPTION VALUE	10	87,325
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		108,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E018090	CHNGE SRVC	0	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0143/0290	3/12/1946	WD	U	I	17	100
GRANTOR: MORGAN FORREST & LULA						
GRANTEE: CHAMPION MASONIC LO						
0122/0183	12/18/1943	WD	U	V	01	100
GRANTOR: BRANDIES WILLIAM H &						
GRANTEE: MORGAN FORREST & LU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S15 W10 S10 E10 S11 E24 N36 $ PTR= E15
FUS=[YR=1993] E24 S36 W24 N36 $ W15 $.

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
1	007700	C	CLUB	0	0006	RM	0.00	0.00	0.29	AC		1.00	1.00	1.00	22,000.00	22,000.00	6,380							

REVIEW DATE 02/17/2022 BY KK Total Acres: 0.29 Total Land Value: 6,380 Market: 0 Agricultural: 0 Common: 6,380 PRINTED 08/02/2023 BY SYS