PT NW1/4 OF SEC 29-2N-25E IN
OR 197/645

CHURCH FIRST ASSEMBLY OF GOD OF CALLAHAN INC
PO BOX 5026
CALLAHAN, FL 32011-5026

2023

29-2N-25-0000-0051-0020

BUILDING CHARACTERISTICS

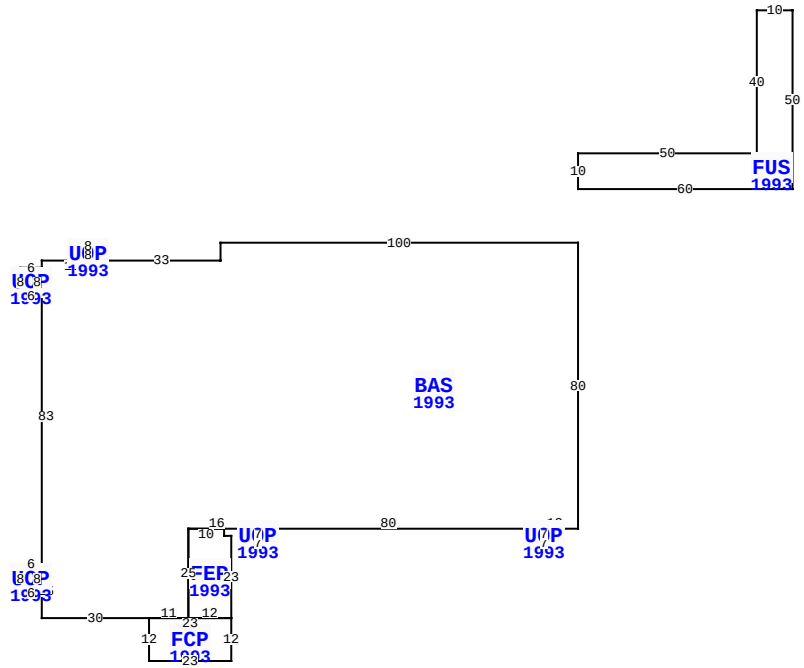
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		14 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		14 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12,775	100	12,775	1,376,683
FCP	276	30	83	8,945
FEP	296	80	237	25,540
FUS	1,000	100	1,000	107,764
UOP	28	20	6	647
UOP	28	20	6	647
UOP	32	20	6	647
UOP	48	20	10	1,078
UOP	48	20	10	1,078
TOTALS	14,531		14,133	1,523,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	14,133	90.2100	151.78	2,145,107	1975	1984	0	0	0	29.00	71.00

1 CHURCH – 0% - 0 Heated Area: 14012 HX Base Yr



45082 FRANK BROOKINS DR, CALLAHAN

BLD DATE	05/27/2022 HS	LGL DATE	
XF DATE	05/27/2022 HS	LAND DATE	05/27/2022 HS
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 7 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		2,726,494
TOTAL MARKET OB/XF VALUE		65,295
TOTAL LAND VALUE - MARKET		849,576
TOTAL MARKET VALUE		3,641,365
SOH/AGL Deduction		1,096,759
ASSESSED VALUE		2,544,606
TOTAL EXEMPTION VALUE	02	2,544,606
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,641,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,617,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4364	ADDITION	55,626	07/19/2021
4418	ADDITION	0	07/19/2021
4328R	REPAIR/RRF	4,200	06/11/2020
3895	REPAIR/RRF	0	12/18/2014
2058	DEMOLITION	2,000	05/12/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0197/0645	3/21/1975	WD	U	I	17	100
GRANTOR: PENINSULAR FL DIST CO						
GRANTEE: FIRST ASSEMBLY OF G						
0131/0587	9/14/1972	WD	Q	V		10,000
GRANTOR: HODGES PEARL E ESTATE						
GRANTEE: PENINSULAR FL DIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W100 S5 W33 UOP=[YR=1993] N4 W8 S4 E8$ W17 S2 UOP=[YR=1993] W6 S8 E6 N8$ S83 UOP=[YR=1993] W6 S8 E6 N8 $ S15 E30 FCP=[YR=1993] S12 E23 N12 FEP=[YR=1993] N23 W2 N2 W10 S25 E12$ W23$ E11 N25 E16 UOP=[YR=1993] S4 E7 N4 W7$ E80 UOP=[YR=1993] S4 E7 N4 W7 $ E13 N80$ PTR=N15 FUS=[YR=1993] E60 N50 W10 S40 W50 S10$ S15$.

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	0803	ASPHALT C	0	0	0	0	19,738.00	SF	2.00	2.00	100	1975	1975	3	50	19,738	
2	0811	CONCRETE B	0	0	0	0	528.00	SF	5.20	5.20	100	1975	1975	3	27	741	
3	0812	CONCRETE C	0	0	0	0	1,117.00	SF	4.00	4.00	100	1984	1984	3	47	2,100	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
5	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1975	1975	3	20	622	
6	0811	CONCRETE B	0	0	0	0	600.00	SF	5.20	5.20	100	1996	1996	3	73	2,278	
7	0423	CL FNC 5'	0	0	0	0	528.00	LF	6.85	6.85	100	2000	2000	3	55	1,989	
8	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	2000	2000	3	55	825	
9	1242	WD DECK A	0	0	0	0	448.00	SF	10.00	10.00	100	2005	2005	3	27	1,210	
10	1242	WD DECK A	0	0	9	6	54.00	SF	10.00	10.00	100	2005	2005	3	27	146	

TOTAL OB/XF 31,679

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		0.00	0.00	106,197.00	SF		1.00	1.00	1.00	8.00	8.00	849,576							

REVIEW DATE 05/27/2022 BY HS Total Acres: 0.00 Total Land Value: 849,576 Market: 0 Agricultural: 0 Common: 849,576 PRINTED 08/02/2023 BY SYS

PT NW1/4 OF SEC 29-2N-25E IN
OR 197/645

CHURCH FIRST ASSEMBLY OF GOD OF CALLAHAN INC
PO BOX 5026
CALLAHAN, FL 32011-5026

2023

29-2N-25-0000-0051-0020

BUILDING CHARACTERISTICS

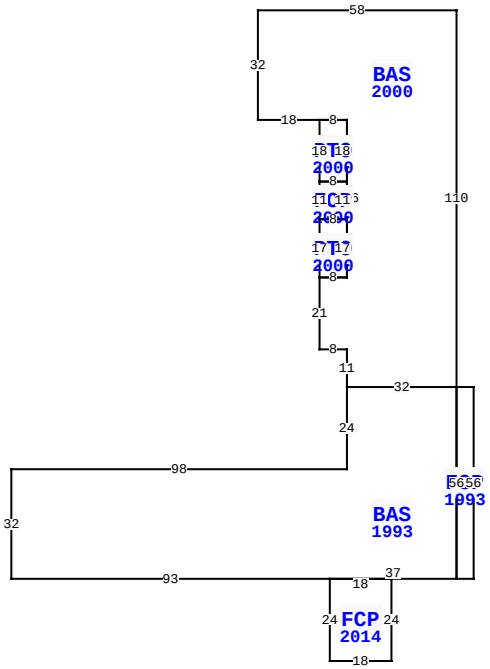
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		23 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,928	100	4,928	483,660
BAS	4,520	100	4,520	443,617
FCP	432	30	130	12,759
FOP	280	30	84	8,244
FOP	88	30	26	2,552
PTO	136	5	7	687
PTO	144	5	7	687
TOTALS	10,528		9,702	952,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	9,702	87.9268	104.41	1,012,986	1984	2000	0	0	0	6.00	94.00

3 EDU RELGUS – 0% - 0 Heated Area: 9448 HX Base Yr



45082 FRANK BROOKINS DR, CALLAHAN

BLD DATE	05/27/2022	HS	LGL DATE	
XF DATE	05/27/2022	HS	LAND DATE	05/27/2022 HS
INC DATE			AG DATE	

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
11	0510	GARAGE WD-	0	0	40	18	720.00	SF	35.00	35.00	100	2012	2012	3	71	17,892	
12	0097	AWNING CN	0	0	0	0	28.00	SF	65.00	65.00	100	2017	2017	3	87	1,583	
13	1242	WD DECK A	0	0	0	0	671.00	SF	10.00	10.00	100	2021	2021	3	97	6,509	
14	0810	CONCRETE A	0	0	0	0	236.00	SF	6.50	6.50	100	2021	2021	3	100	1,534	
15	0810	CONCRETE A	0	0	0	0	344.00	SF	6.50	6.50	100	2021	2021	3	100	2,236	
16	1242	WD DECK A	0	0	18	6	108.00	SF	10.00	10.00	100	2021	2021	3	97	1,048	
17	1242	WD DECK A	0	0	24	5	120.00	SF	10.00	10.00	100	2021	2021	3	97	1,164	
18	1242	WD DECK A	0	0	7	4	28.00	SF	10.00	10.00	100	2021	2021	3	97	272	
19	0810	CONCRETE A	0	0	0	0	212.00	SF	6.50	6.50	100	2021	2021	3	100	1,378	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		2,726,494
TOTAL MARKET OB/XF VALUE		65,295
TOTAL LAND VALUE - MARKET		849,576
TOTAL MARKET VALUE		3,641,365
SOH/AGL Deduction		1,096,759
ASSESSED VALUE		2,544,606
TOTAL EXEMPTION VALUE	02	2,544,606
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,641,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,617,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0197/0645	3/21/1975	WD	U	I	17	100
GRANTOR: PENINSULAR FL DIST CO						
GRANTEE: FIRST ASSEMBLY OF G						
0131/0587	9/14/1972	WD	Q	V		10,000
GRANTOR: HODGES PEARL E ESTATE						
GRANTEE: PENINSULAR FL DIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W58 S32 E18 PTO=[YR=2000] S18 FOP=[YR=2000] S11 PTO=[YR=2000] S17 E8 N17 W8$ E8 N11 W8$ E8 N18 W8$ E8 S46 W8 S21 E8 S11 BAS=[YR=1993] S24 W98 S32 E93 FCP=[YR=2014] S24 E18 N24 W18$ E37 FOP=[YR=1993] E5 N56 W5 S56$ N56 W32$ E32 N110$.

LAND DESCRIPTION

TOTAL OB/XF 33,616

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 05/27/2022 BY HS Total Acres: 0.00 Total Land Value: 849,576 Market: 0 Agricultural: 0 Common: 849,576 PRINTED 08/02/2023 BY SYS

PT NW1/4 OF SEC 29-2N-25E IN
OR 197/645

CHURCH FIRST ASSEMBLY OF GOD OF CALLAHAN INC
PO BOX 5026
CALLAHAN, FL 32011-5026

2023

29-2N-25-0000-0051-0020

BUILDING CHARACTERISTICS

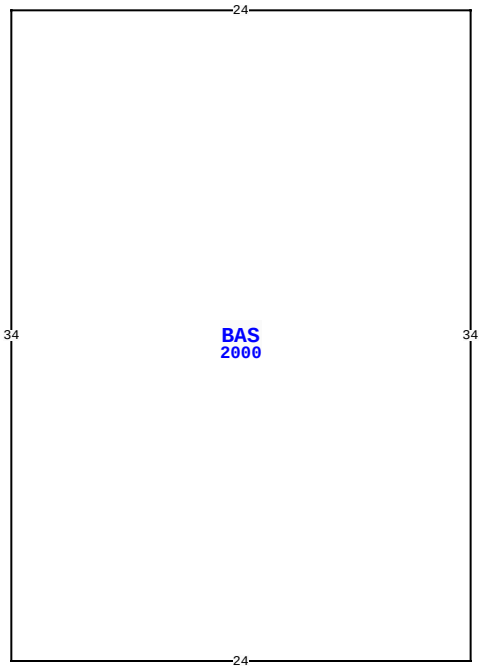
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	59,239
TOTALS	816		816	59,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	816	65.0349	77.23	63,020	2000	2000	0	0	0	6.00	94.00

4 EDU RELGUS – 0% - 0 Heated Area: 816 HX Base Yr



45082 FRANK BROOKINS DR, CALLAHAN

BLD DATE	05/27/2022	HS	LGL DATE	
XF DATE	05/27/2022	HS	LAND DATE	05/27/2022 HS
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 7 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		2,726,494
TOTAL MARKET OB/XF VALUE		65,295
TOTAL LAND VALUE - MARKET		849,576
TOTAL MARKET VALUE		3,641,365
SOH/AGL Deduction		1,096,759
ASSESSED VALUE		2,544,606
TOTAL EXEMPTION VALUE	02	2,544,606
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,641,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,617,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0197/0645	3/21/1975	WD	U	I	17	100
GRANTOR: PENINSULAR FL DIST CO						
GRANTEE: FIRST ASSEMBLY OF G						
0131/0587	9/14/1972	WD	Q	V		10,000
GRANTOR: HODGES PEARL E ESTATE						
GRANTEE: PENINSULAR FL DIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W24 S34 E24 N34$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/27/2022 BY HS Total Acres: 0.00 Total Land Value: 849,576 Market: 0 Agricultural: 0 Common: 849,576 PRINTED 08/02/2023 BY SYS

PT NW1/4 OF SEC 29-2N-25E IN
OR 197/645

CHURCH FIRST ASSEMBLY OF GOD OF CALLAHAN INC
PO BOX 5026
CALLAHAN, FL 32011-5026

2023

29-2N-25-0000-0051-0020

BUILDING CHARACTERISTICS

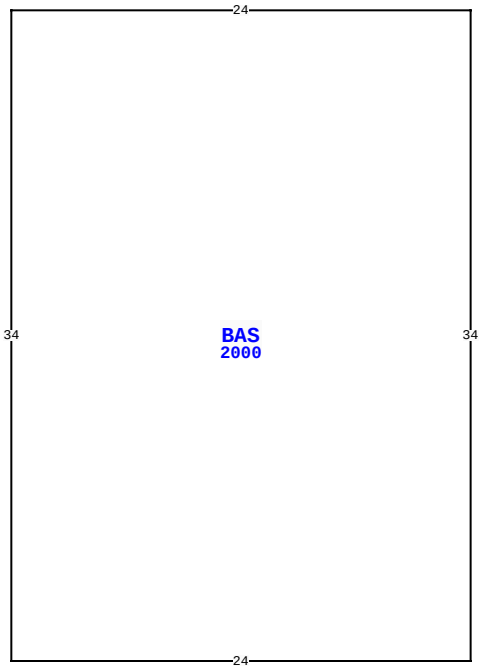
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	59,239
TOTALS	816		816	59,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	816	65.0349	77.23	63,020	2000	2000	0	0	0	6.00	94.00

5 EDU RELGUS – 0% - 0 Heated Area: 816 HX Base Yr



45082 FRANK BROOKINS DR, CALLAHAN

BLD DATE	05/27/2022	HS	LGL DATE	
XF DATE	05/27/2022	HS	LAND DATE	05/27/2022 HS
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 7 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		2,726,494
TOTAL MARKET OB/XF VALUE		65,295
TOTAL LAND VALUE - MARKET		849,576
TOTAL MARKET VALUE		3,641,365
SOH/AGL Deduction		1,096,759
ASSESSED VALUE		2,544,606
TOTAL EXEMPTION VALUE	02	2,544,606
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,641,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,617,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0197/0645	3/21/1975	WD	U	I	17	100
GRANTOR: PENINSULAR FL DIST CO						
GRANTEE: FIRST ASSEMBLY OF G						
0131/0587	9/14/1972	WD	Q	V		10,000
GRANTOR: HODGES PEARL E ESTATE						
GRANTEE: PENINSULAR FL DIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W24 S34 E24 N34$.

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 05/27/2022 BY HS Total Acres: 0.00 Total Land Value: 849,576 Market: 0 Agricultural: 0 Common: 849,576 PRINTED 08/02/2023 BY SYS

PT NW1/4 OF SEC 29-2N-25E IN
OR 197/645

CHURCH FIRST ASSEMBLY OF GOD OF CALLAHAN INC
PO BOX 5026
CALLAHAN, FL 32011-5026

2023

29-2N-25-0000-0051-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

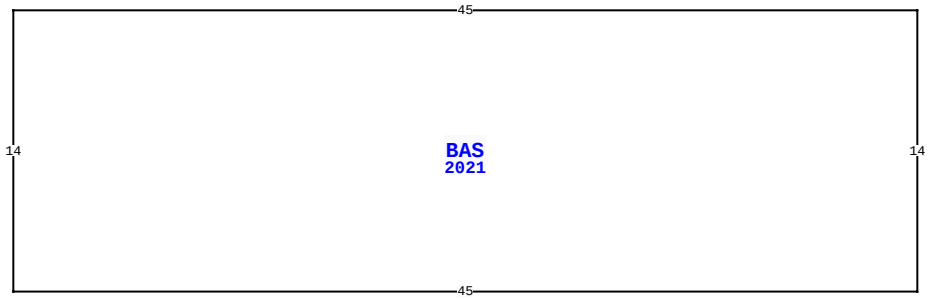
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	630	100	630	39,592
TOTALS	630		630	39,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	04	630	73.8150	63.48	39,992	2021	2021	0	0	0	1.00	99.00

6 MH OFFICE – 0% - 0 Heated Area: 630 HX Base Yr



45082 FRANK BROOKINS DR, CALLAHAN

BLD DATE	05/27/2022	HS	LGL DATE	
XF DATE	05/27/2022	HS	LAND DATE	05/27/2022 HS
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 5 of 7 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		2,726,494
TOTAL MARKET OB/XF VALUE		65,295
TOTAL LAND VALUE - MARKET		849,576
TOTAL MARKET VALUE		3,641,365
SOH/AGL Deduction		1,096,759
ASSESSED VALUE		2,544,606
TOTAL EXEMPTION VALUE	02	2,544,606
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,641,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,617,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0197/0645	3/21/1975	WD	U	I	17	100
GRANTOR: PENINSULAR FL DIST CO						
GRANTEE: FIRST ASSEMBLY OF G						
0131/0587	9/14/1972	WD	Q	V		10,000
GRANTOR: HODGES PEARL E ESTATE						
GRANTEE: PENINSULAR FL DIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W45 S14 E45 N14$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/27/2022 BY HS Total Acres: 0.00 Total Land Value: 849,576 Market: 0 Agricultural: 0 Common: 849,576 PRINTED 08/02/2023 BY SYS

PT NW1/4 OF SEC 29-2N-25E IN
OR 197/645

CHURCH FIRST ASSEMBLY OF GOD OF CALLAHAN INC
PO BOX 5026
CALLAHAN, FL 32011-5026

2023

29-2N-25-0000-0051-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

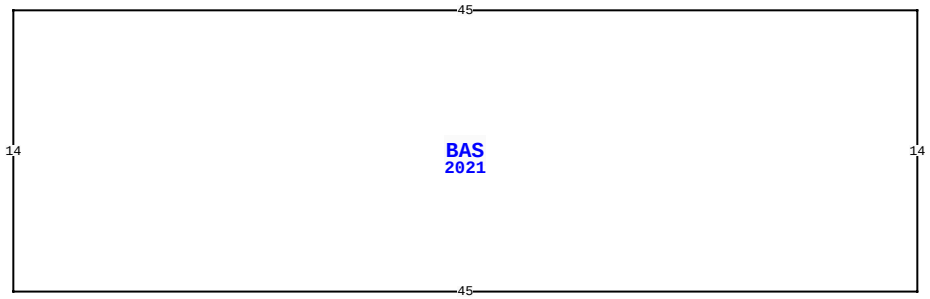
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	630	100	630	39,592
TOTALS	630		630	39,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	04	630	73.8150	63.48	39,992	2021	2021	0	0	0	1.00	99.00

7 MH OFFICE – 0% - 0 Heated Area: 630 HX Base Yr



45082 FRANK BROOKINS DR, CALLAHAN

BLD DATE	05/27/2022	HS	LGL DATE	
XF DATE	05/27/2022	HS	LAND DATE	05/27/2022 HS
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 6 of 7 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		2,726,494
TOTAL MARKET OB/XF VALUE		65,295
TOTAL LAND VALUE - MARKET		849,576
TOTAL MARKET VALUE		3,641,365
SOH/AGL Deduction		1,096,759
ASSESSED VALUE		2,544,606
TOTAL EXEMPTION VALUE	02	2,544,606
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,641,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,617,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0197/0645	3/21/1975	WD	U	I	17	100
GRANTOR: PENINSULAR FL DIST CO						
GRANTEE: FIRST ASSEMBLY OF G						
0131/0587	9/14/1972	WD	Q	V		10,000
GRANTOR: HODGES PEARL E ESTATE						
GRANTEE: PENINSULAR FL DIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W45 S14 E45 N14$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/27/2022 BY HS Total Acres: 0.00 Total Land Value: 849,576 Market: 0 Agricultural: 0 Common: 849,576 PRINTED 08/02/2023 BY SYS

PT NW1/4 OF SEC 29-2N-25E IN
OR 197/645

CHURCH FIRST ASSEMBLY OF GOD OF CALLAHAN INC
PO BOX 5026
CALLAHAN, FL 32011-5026

2023

29-2N-25-0000-0051-0020

BUILDING CHARACTERISTICS

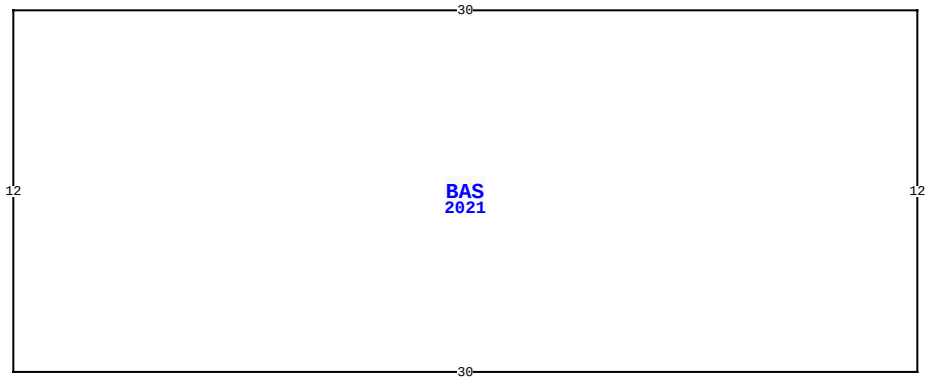
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		12 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	53,599
TOTALS	360		360	53,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	360	85.7850	150.77	54,277	2021	2021	0	0	0	1.25	98.75

8 RSTRM BLDG – 0% - 0 Heated Area: 360 HX Base Yr



45082 FRANK BROOKINS DR, CALLAHAN

BLD DATE	05/27/2022	HS	LGL DATE	
XF DATE	05/27/2022	HS	LAND DATE	05/27/2022 HS
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 7 of 7 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		2,726,494
TOTAL MARKET OB/XF VALUE		65,295
TOTAL LAND VALUE - MARKET		849,576
TOTAL MARKET VALUE		3,641,365
SOH/AGL Deduction		1,096,759
ASSESSED VALUE		2,544,606
TOTAL EXEMPTION VALUE	02	2,544,606
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,641,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,617,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0197/0645	3/21/1975	WD	U	I	17	100
GRANTOR: PENINSULAR FL DIST CO						
GRANTEE: FIRST ASSEMBLY OF G						
0131/0587	9/14/1972	WD	Q	V		10,000
GRANTOR: HODGES PEARL E ESTATE						
GRANTEE: PENINSULAR FL DIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S12 E30 N12$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/27/2022 BY HS Total Acres: 0.00 Total Land Value: 849,576 Market: 0 Agricultural: 0 Common: 849,576 PRINTED 08/02/2023 BY SYS