OR 922 PG 1213

FIRST ASSEMBLY OF GOD OF CALLAHAN INC
P O BOX 5026
CALLAHAN, FL 32011-5026

2023

29-2N-25-0000-0052-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

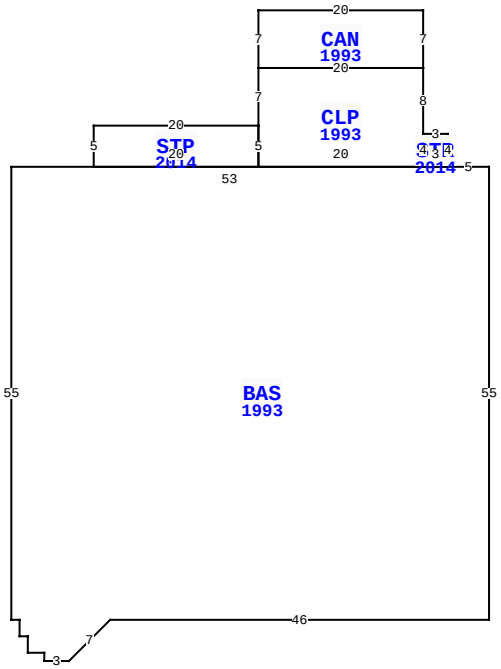
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		5 100
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	3,228	100	3,228	252,251
CAN	140	30	42	3,282
CLP	240	30	72	5,627
STP	100	10	10	781
STR	12	10	1	78
TOTALS	3,720		3,353	262,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	3,353	106.1424	126.04	422,612	1969	1972	0	0	0	38.00	62.00

1 EDU RELGUS – 0% - 0 Heated Area: 3228 HX Base Yr



542262 US HWY 1, 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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		262,019
TOTAL MARKET OB/XF VALUE		22,056
TOTAL LAND VALUE - MARKET		215,472
TOTAL MARKET VALUE		499,547
SOH/AGL Deduction		91,291
ASSESSED VALUE		408,256
TOTAL EXEMPTION VALUE	02	408,256
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		499,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2638	SIGN	3,600	10/09/2003
B2435	REPAIR/RRF	0	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0922/1210	3/03/2000	WD	Q	I		160,000
GRANTOR: GROSSMAN SHERWIN & KE						
GRANTEE: FIRST ASSEMBLY OF G						
0618/0404	1/31/1991	QC	U	I	01	100
GRANTOR: KELLEY WM J SR						
GRANTEE: KELLEY WM SR &SANDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 STR=[YR=2014] N4 W3 CLP=[YR=1993] N8 CAN=[YR=1993] N7 W20 S7 E20$ W20 S7 STP=[YR=2014] W20 S5 E20 N5$ S5 E20 N4$ S4 E3$ W53 S55 E1 S2 E1 S2 E2 S1 E3 U5 R5 E46 N55$.

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	16,826.00	SF	2.00	2.00	100	1980	1980	3	50	16,826	
2	0812	CONCRETE C	0	0	0	0	1,994.00	SF	4.00	4.00	100	1980	1980	3	35	2,792	
3	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00	50.00	100	1980	1980	3	20	300	
4	0400	CONC CURB	0	0	0	0	450.00	LF	15.00	15.00	100	1969	1969	3	27.8	1,877	
5	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1990	1990	3	29	261	

LAND DESCRIPTION

TOTAL OB/XF 22,056

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		100.00	250.00	26,934.00	SF		1.00	1.00	1.00	8.00	8.00	215,472							

REVIEW DATE 02/17/2022 BY KK Total Acres: 0.00 Total Land Value: 215,472 Market: 0 Agricultural: 0 Common: 215,472 PRINTED 08/02/2023 BY SYS