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

2023

29-2N-25-0000-0052-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

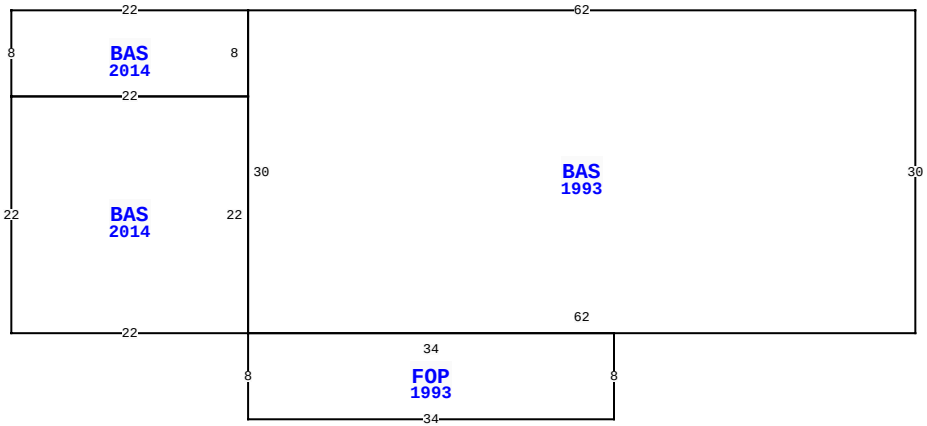
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	179,386
BAS	176	100	176	16,974
BAS	484	100	484	46,679
FOP	272	30	82	7,909
TOTALS	2,792		2,602	250,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	01	2,602	115.2000	136.80	355,954	1977	1977	0	0	0	29.50	70.50

1 EDU RELGUS – 0% - 0 Heated Area: 2520 HX Base Yr



45093 EWING PARK RD, CALLAHAN

BLD DATE	07/23/2019	KK	LGL DATE	
XF DATE	07/23/2019	KK	LAND DATE	07/23/2019 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		316,768
TOTAL MARKET OB/XF VALUE		7,620
TOTAL LAND VALUE - MARKET		183,052
TOTAL MARKET VALUE		507,440
SOH/AGL Deduction		196,439
ASSESSED VALUE		311,001
TOTAL EXEMPTION VALUE	02	311,001
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		507,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0596/0025	4/26/1990	QC	U	I	06	1,000
GRANTOR: SHABAN NAAMAN & CEL						
GRANTEE: FIRST ASSEMBLY OF G						
0495/0697	8/01/1986	WD	Q	I		75,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 BAS=[YR=2014] W22 S8 BAS=[YR=2014] S22 E22 N22W22$ E22N8$ S30 FOP=[YR=1993] S8 E34 N8W34$ E62 N30$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	42	1,470	
2	0810	CONCRETE A	0	0	0	0	207.00	SF	6.50	6.50	100	1977	1977	3	29	390	
3	0802	ASPHALT B	0	0	0	0	855.00	SF	2.40	2.40	100	1977	1977	3	50	1,026	
4	1242	WD DECK A	0	0	28	8	224.00	SF	10.00	10.00	100	2008	2008	3	40	896	
5	1242	WD DECK A	0	0	34	5	170.00	SF	10.00	10.00	100	2003	2003	3	22	374	
6	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2000	2000	3	20	1,152	
7	0422	CL FNC 4'	0	0	0	0	254.00	LF	15.00	15.00	100	2000	2000	3	55	2,096	
8	1242	WD DECK A	0	0	9	6	54.00	SF	10.00	10.00	100	2008	2008	3	40	216	

LAND DESCRIPTION

TOTAL OB/XF 7,620

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	CHT	195.00	225.00	44,430.00	SF		1.00	1.00	0.52	8.00	4.12	183,052							

REVIEW DATE 12/04/2019 BY TWA Total Acres: 0.00 Total Land Value: 183,052 Market: 0 Agricultural: 0 Common: 183,052 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

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	03	Quality Level 03

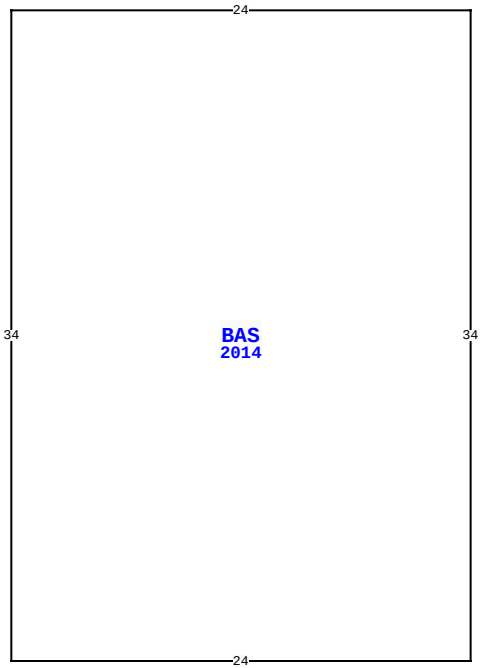
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	65,820
TOTALS	816		816	65,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	816	72.2610	85.81	70,021	2000	2000	0	0	0	6.00	94.00

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



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TOTAL EXEMPTION VALUE	02	311,001
BASE TAXABLE VALUE		0
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GRANTOR: SHABAN NAAMAN & CEL						
GRANTEE: FIRST ASSEMBLY OF G						
0495/0697	8/01/1986	WD	Q	I		75,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] 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

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