

FIRST UNITED METHODIST CHURCH INC
449648 US HWY 301
CALLAHAN, FL 32011

29-2N-25-3120-0068-0000

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT CD

Exterior Wall 05

Exterior Wall 05

Roof Structure 01

Roof Cover 04

Interior Wall 04

Interior Floor 07

Ceiling 02

Air Condition 02

Heating Type 03

Fixtures 5

Frame 03

Story Height RMS 0

Stories Units 0

BUD8 Adjustme Occupancy 01

Quality 03

DOR CODE 7100

MAP NUM

NEIGHBORHOOD/LOC 1290.100

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS 812

100

812

40,779

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

7102 04 812 84.5775 100.44 81,557 1955 1955 0 0 0 50.00 50.00

1 EDU RELGUS - 0% - 0 Heated Area: 812 HX Base Yr

28

29

28

BLD DATE 11/30/2017 KK LGL DATE

XF DATE LAND DATE

INC DATE AG DATE

NASSAU COUNTY PROPERTY

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VALUATION BY STANDARD

Tax Group: 1 Tax Dist:

BUILDING MARKET VALUE 40,778

TOTAL MARKET OB/XF VALUE 960

TOTAL LAND VALUE - MARKET 26,350

TOTAL MARKET VALUE 68,088

SOH/AGL Deduction 10,730

ASSESSED VALUE 57,358

TOTAL EXEMPTION VALUE 02 57,358

BASE TAXABLE VALUE 0

TOTAL JUST VALUE 68,088

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 52,739

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

1632/1181 7/28/2009 WD Q I 01 22,500

GRANTOR:HURST RICHARD RAY & J

GRANTEE:FIRST UNITED METHOD

1419/0091 6/09/2006 QC U I 01 100

GRANTOR:HURST RICHARD RAY

GRANTEE:HURST RICHARD RAY &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S29 E28 N29 \$.

EXTRA FEATURES

449664 WELLS ST, CALLAHAN

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

2 1131 REINFR 8 0 0 0 0 56.00 SF 6.30 6.30 100 1995 1995 3 91 321

3 0810 CONCRETE A 0 0 4 23 92.00 SF 6.50 6.50 100 1995 1995 3 72 431

4 0097 AWNING CN 0 0 0 0 8.00 SF 65.00 65.00 100 2000 2000 3 40 208

TOTAL OB/XF 960

LAND DESCRIPTION

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

1 007100 C CHURCH 0 0004 CHT 0.00 0.00 4,791.00 SF 1.00 1.00 1.00 5.50 5.50 26,350

REVIEW DATE 08/23/2022 BY HSA Total Acres: 0.00 Total Land Value: 26,350 Market: 0 Agricultural: 0 Common: 26,350 PRINTED 08/02/2023 BY SYS