BLOCK 24 LOTS 5 THRU 8
OR 39 PG 430
J M DANCY SURVEY

CHURCH CALLAHAN METHODIST
C/O BOARD OF TRUSTEES, 449648 US HWY 301
CALLAHAN, FL 32011-0157

2023

29-2N-25-3120-0069-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

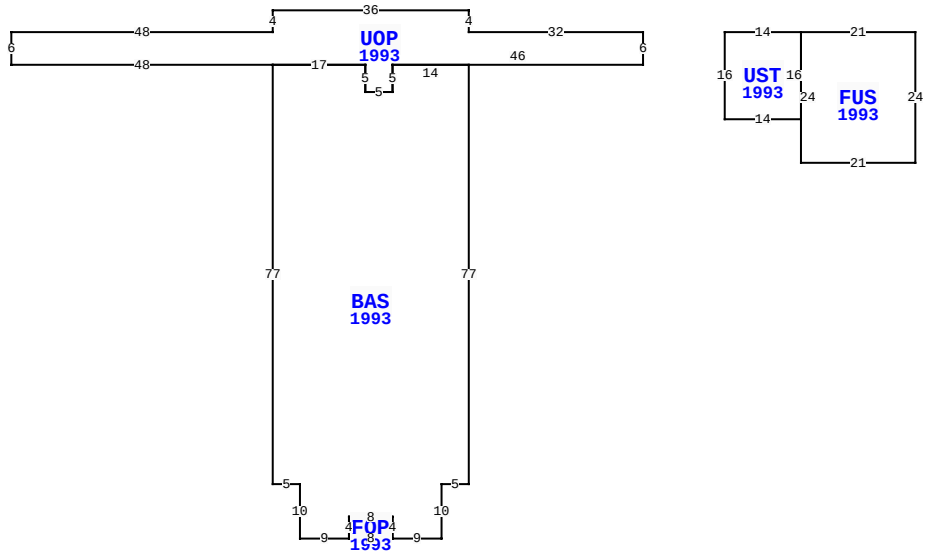
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	01	TYP WD 100
Story Height		10 100
RMS		3 100
Stories	1.5	1.5 100
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	2,975	100	2,975	233,344
FOP	32	30	10	784
FUS	504	100	504	39,531
UOP	865	20	173	13,570
UST	224	40	90	7,059
TOTALS	4,600		3,752	294,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	3,752	97.8500	116.20	435,982	1975	1975	0	0	0	32.50	67.50

1 EDU RELGUS – 0% - 0 Heated Area: 3479 HX Base Yr



449648 US HWY 301, CALLAHAN

BLD DATE	11/30/2017 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		437,315
TOTAL MARKET OB/XF VALUE		24,612
TOTAL LAND VALUE - MARKET		164,304
TOTAL MARKET VALUE		626,231
SOH/AGL Deduction		28,338
ASSESSED VALUE		597,893
TOTAL EXEMPTION VALUE	02	597,893
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		626,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W32 N4 W36 S4 W48 S6 E48 BAS=[YR=1993] S77 E5 S10 E9 FOP=[YR=1993] E8 N4 W8 S4 $ N4 E8 S4 E9 N10 E5 N77 W14 S5 W5 N5 W17 $ E17 S5 E5 N5 E46 N6 $ PTR= E15 UST=[YR=1993] E14 FUS=[YR=1993] E21 S24 W21 N24 $ S16 W14 N16 $ 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
1	0811	CONCRETE B	0	0	0	0	719.00	SF	5.20	5.20	100	1975	1975	3	27	1,009	
2	0812	CONCRETE C	0	0	0	0	6,987.00	SF	4.00	4.00	100	1985	1985	3	49.5	13,834	
3	0424	CL FNC 6'	0	0	0	0	142.00	LF	20.00	20.00	100	2000	2000	3	55	1,562	
4	0422	CL FNC 4'	0	0	0	0	34.00	LF	15.00	15.00	100	2000	2000	3	55	281	
5	0476	VF 6 SBPL	0	0	0	0	18.00	LF	32.00	32.00	100	2012	2012	3	85	490	
6	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	85	255	
7	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	
8	0400	CONC CURB	0	0	0	0	177.00	LF	15.00	15.00	100	1975	1975	3	38	1,009	
9	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2005	2005	3	69	311	
10	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2000	2000	3	55	2,783	

TOTAL OB/XF 22,974

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	0006	CHT	210.00	210.00	41,076.00	SF		1.00	1.00	0.50	8.00	4.00	164,304							

REVIEW DATE 08/23/2022 BY HSA Total Acres: 0.00 Total Land Value: 164,304 Market: 0 Agricultural: 0 Common: 164,304 PRINTED 08/02/2023 BY SYS

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J M DANCY SURVEY

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2023

29-2N-25-3120-0069-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

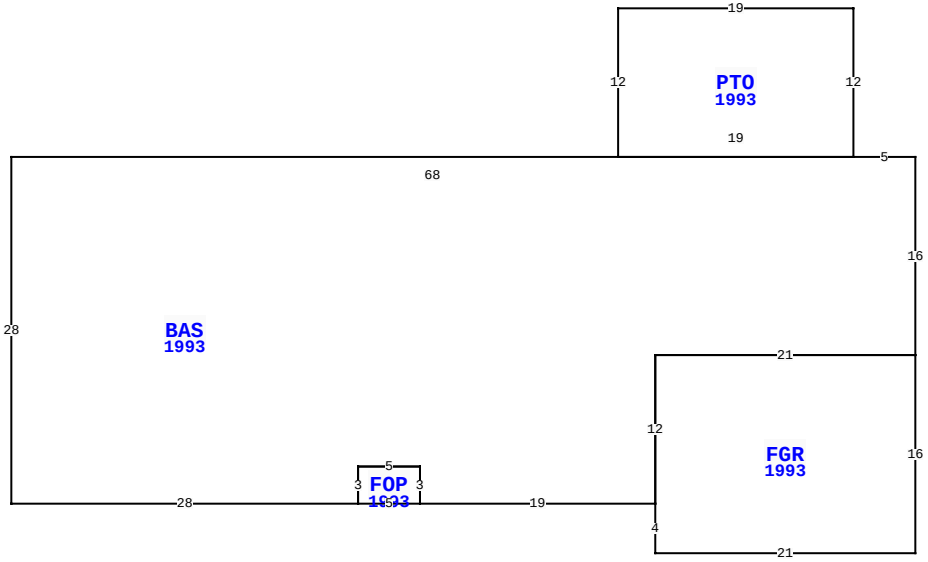
DOR CODE 7100 CHURCHES
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,777	100	1,777	128,558
FGR	336	55	185	13,384
FOP	15	30	4	289
PTO	228	5	11	796
TOTALS	2,356		1,977	143,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,977	120.5400	108.79	215,078	1975	1975	0	0	0	33.50	66.50

2 SINGLE FAM – 0% - 0 Heated Area: 1777 HX Base Yr



449648 US HWY 301, CALLAHAN

BLD DATE	11/30/2017 KK	LGL DATE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 PTO=[YR=1993] N12 W19 S12 E19 $ W68 S28 E28 FOP=[YR=1993] E5 N3 W5 S3 $ N3 E5 S3 E19 FGR=[YR=1993] S4 E21 N16 W21 S12 $ N12 E21 N16 $.

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	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2000	2000	3	55	275	
12	0443	STK FNC 6'	0	0	0	0	229.00	LF	10.00	10.00	100	2005	2005	3	27	618	
13	0479	VF PICKET	0	0	0	0	96.00	LF	5.00	5.00	100	2005	2005	3	69	331	
14	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	69	414	

LAND DESCRIPTION

TOTAL OB/XF 1,638

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 08/23/2022 BY HSA Total Acres: 0.00 Total Land Value: 164,304 Market: 0 Agricultural: 0 Common: 164,304 PRINTED 08/02/2023 BY SYS