S-80 & 81
IN OR 1617/798
(EX R/W & ESMT CASE # 94-677)

FIRST BAPTIST CHURCH HOLDING CO
PO BOX 605
CALLAHAN, FL 32011-0605

2023

29-2N-25-3120-0081-0000

BUILDING CHARACTERISTICS

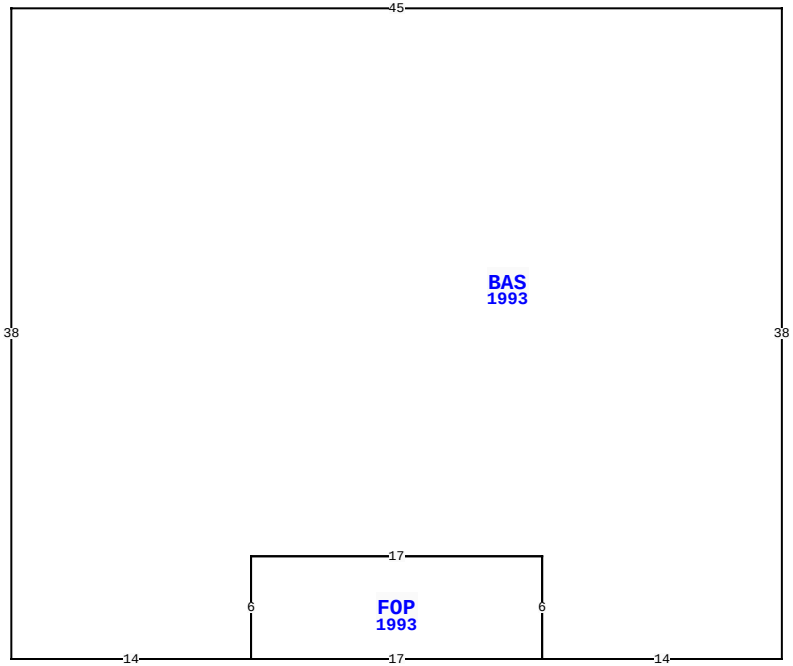
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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	1,608	100	1,608	109,701
FOP	102	30	31	2,115
TOTALS	1,710		1,639	111,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,639	122.9100	110.93	181,814	1939	1965	0	0	0	38.50	61.50

1 SINGLE FAM – 0% - 0 Heated Area: 1608 HX Base Yr



449521 US HWY 301, CALLAHAN

BLD DATE	02/17/2022	KK	LGL DATE	
XF DATE	02/17/2022	KK	LAND DATE	06/02/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		111,816
TOTAL MARKET OB/XF VALUE		5,597
TOTAL LAND VALUE - MARKET		64,970
TOTAL MARKET VALUE		182,383
SOH/AGL Deduction		40,601
ASSESSED VALUE		141,782
TOTAL EXEMPTION VALUE	02	141,782
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		182,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4631-M	MECHANICAL		05/10/2023
B2554	REPAIR/RRF	0	12/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1617/0798	4/23/2009	WD	U	I	17	158,000
GRANTOR: ROWE FAYE C						
GRANTEE: FIRST BAPTIST CHURC						
1588/0730	10/06/2008	WD	U	I	01	11,750
GRANTOR: CONNER GRACE B						
GRANTEE: CONNER GRACE B & FA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S38 E14 FOP=[YR=1993] E17 N6 W17S6$ N6 E17 S6 E14 N38$.

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	1980	1980	3	49	1,715	
2	0350	CARPORT WD	0	0	10	20	200.00	SF	13.00	13.00	100	1985	1985	3	20	520	
3	0812	CONCRETE C	0	0	0	0	1,064.00	SF	4.00	4.00	100	1999	1999	3	79	3,362	

LAND DESCRIPTION

TOTAL OB/XF 5,597

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		146.00	146.00	146.00	FF		1.00	1.00	0.89	500.00	445.00	64,970							

REVIEW DATE 02/17/2022 BY KK Total Acres: 0.00 Total Land Value: 64,970 Market: 0 Agricultural: 0 Common: 64,970 PRINTED 08/02/2023 BY SYS