IN OR 1397/1031 IN SEC 30
J M DANCY SURVEY

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

2023

29-2N-25-3120-0084-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

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

45117 GREEN AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	19,000
TOTAL MARKET VALUE	19,000
SOH/AGL Deduction	0
ASSESSED VALUE	19,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,000
TOTAL JUST VALUE	19,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	19,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2211	CHNGE SRVC	600	06/20/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1397/1031	3/21/2006	WD	Q	I		141,000
GRANTOR: LIVINGSTON BONNIE SUE						
GRANTEE: FIRST BAPTIST CHURC						
1390/0234	2/17/2006	QC	U	I	01	100
GRANTOR: LIVINGSTON DARRELL L						
GRANTEE: LIVINGSTON BONNIE S						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0	0006		0.00	0.00	7,600.00	SF		1.00	1.00	1.00	2.50	2.50	19,000							

REVIEW DATE 12/12/2019 BY KB Total Acres: 0.00 Total Land Value: 19,000 Market: 0 Agricultural: 0 Common: 19,000 PRINTED 08/02/2023 BY SYS