BLOCK 2 LOT 4 & S-1 OF LOT 7
PT OR 668 PG 1618
J M OGILVIE ADDITION PB 1/13

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

2023

30-2N-25-3280-0002-0040

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	03	PLASTER 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

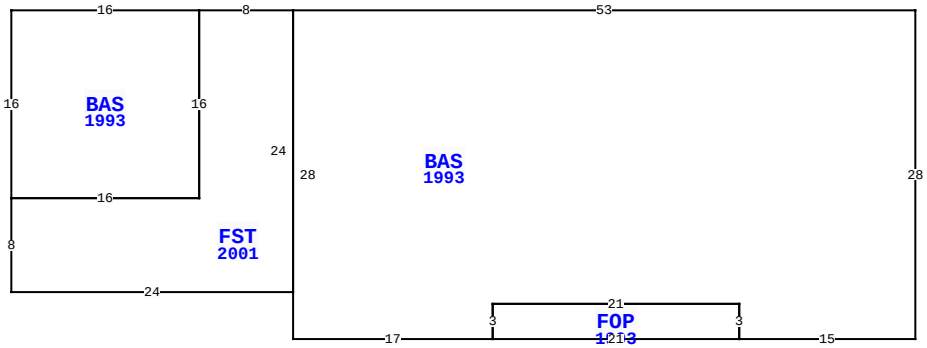
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	256	100	256	17,082
BAS	1,421	100	1,421	94,822
FOP	63	30	19	1,268
FST	320	55	176	11,744
TOTALS	2,060		1,872	124,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,872	124.2640	112.15	209,945	1961	1961	0	0	0	40.50	59.50

1 SINGLE FAM – 0% - 0 Heated Area: 1677 HX Base Yr



45067 GREEN AVE, CALLAHAN

BLD DATE	02/17/2022	KK	LGL DATE	
XF DATE	02/17/2022	KK	LAND DATE	02/17/2022 KK
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		124,917
TOTAL MARKET OB/XF VALUE		4,555
TOTAL LAND VALUE - MARKET		52,110
TOTAL MARKET VALUE		181,582
SOH/AGL Deduction		18,077
ASSESSED VALUE		163,505
TOTAL EXEMPTION VALUE	02	163,505
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		181,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0946/1845	8/25/2000	WD	U	I	07	100
GRANTOR: BROOKS EUGENE & OLIVI						
GRANTEE: FIRST BAPTIST CHURC						
0668/1618	10/23/1992	WD	U	I	09	100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W53 FST=[YR=2001] W8 BAS=[YR=1993] W16 S16 E16 N16$ S16 W16 S8 E24 N24$ S28 E17 FOP=[YR=1993] E21 N3 W21 S3$ N3 E21 S3 E15 N28$.

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	0812	CONCRETE C	0	0	0	0	2,423.00	SF	4.00	4.00	100	1984	1984	3	47	4,555	

LAND DESCRIPTION

TOTAL OB/XF 4,555

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	34,740.00	SF		1.00	1.00	1.00	1.50	1.50	52,110							

REVIEW DATE 02/17/2022 BY KK Total Acres: 0.00 Total Land Value: 52,110 Market: 0 Agricultural: 0 Common: 52,110 PRINTED 08/02/2023 BY SYS