PT OF LOT 1 (S-2 S-3 & S-5) &
PT OF LOT 11 (S-3 & S-8)
IN SUB OF SEC 49 PB 2/15

FRIENDSHIP ALLIANCE CHURCH INC
44491 MARY SAULS CR
CALLAHAN, FL 32011

2023

32-2N-25-4020-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

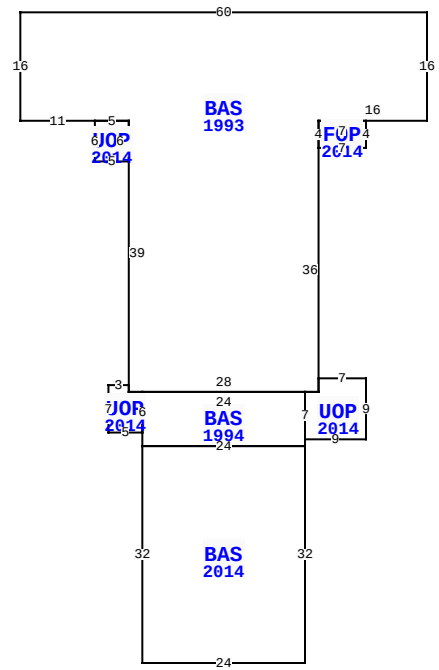
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	01	TYP WD 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	2,080	222,246
BAS	192	100	192	20,515
BAS	768	100	768	82,060
FOP	28	30	8	855
UOP	30	20	6	641
UOP	33	20	7	748
UOP	77	20	15	1,603
TOTALS	3,208		3,076	328,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	3,076	79.6328	133.98	412,122	1950	1970	0	0	0	20.25	79.75

1 CHURCH – 0% - 0 Heated Area: 3040 HX Base Yr



44491 MARY SAULS CIR, 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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		509,266
TOTAL MARKET OB/XF VALUE		9,112
TOTAL LAND VALUE - MARKET		74,135
TOTAL MARKET VALUE		592,513
SOH/AGL Deduction		179,615
ASSESSED VALUE		412,898
TOTAL EXEMPTION VALUE	02	412,898
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		592,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618377	REMODEL	0	12/01/2006
C18377	CO ISSUED	0	12/01/2006
5954	NEW CONSTR	33,600	08/24/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1761/0359	9/20/2011	WD	U	I	17	100
GRANTOR: THE SOUTHEASTERN DIST						
GRANTEE: FRIENDSHIP ALLIANCE						
0139/0291	1/01/1973	WD	U	I		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S16 E11 UOP=[YR=2014] S6 E5 N6 W5$ E5 S39 UOP=[YR=2014] W3 S7 E5 BAS=[YR=1994] S2 BAS=[YR=2014] S32 E24 N32 W24$ E24 N1 UOP=[YR=2014] E9 N9 W7 S2 W2 S7$ N7 W24 S6$ N6 W2 N1$ S1 E28 N36 FOP=[YR=2014] E7 N4 W7 S4$ N4 E16 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
1	0812	CONCRETE C	0	0	14	14	196.00	SF	4.00	4.00	100	1970	1970	3	22	172	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
3	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	1996	1996	3	20	1,440	
4	0819	CONC 12"	0	0	9	4	36.00	SF	9.50	9.50	100	1970	1970	3	22	75	
5	0810	CONCRETE A	0	0	0	0	267.00	SF	6.50	6.50	100	1970	1970	3	22	382	
6	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1990	1990	3	29	451	
7	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1990	1990	3	29	145	
8	1242	WD DECK A	0	0	12	6	72.00	SF	10.00	10.00	100	2001	2001	3	20	144	
9	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50	6.50	100	2001	2001	3	82	96	
10	0819	CONC 12"	0	0	27	4	108.00	SF	9.50	9.50	100	2014	2014	3	95	975	

TOTAL OB/XF 5,595

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	OR	0.00	0.00	2.00	UT		1.00	1.00	1.00	15,000.00	15,000.00	30,000							
2	007100	C	CHURCH	0	0006	OR	0.00	0.00	6.79	AC		1.00	1.00	1.00	6,500.00	6,500.00	44,135							

REVIEW DATE 02/17/2022 BY KK Total Acres: 6.79 Total Land Value: 74,135 Market: 0 Agricultural: 0 Common: 74,135 PRINTED 08/02/2023 BY SYS

PT OF LOT 1 (S-2 S-3 & S-5) &
PT OF LOT 11 (S-3 & S-8)
IN SUB OF SEC 49 PB 2/15

FRIENDSHIP ALLIANCE CHURCH INC
44491 MARY SAULS CR
CALLAHAN, FL 32011

2023

32-2N-25-4020-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	01	TYP WD 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

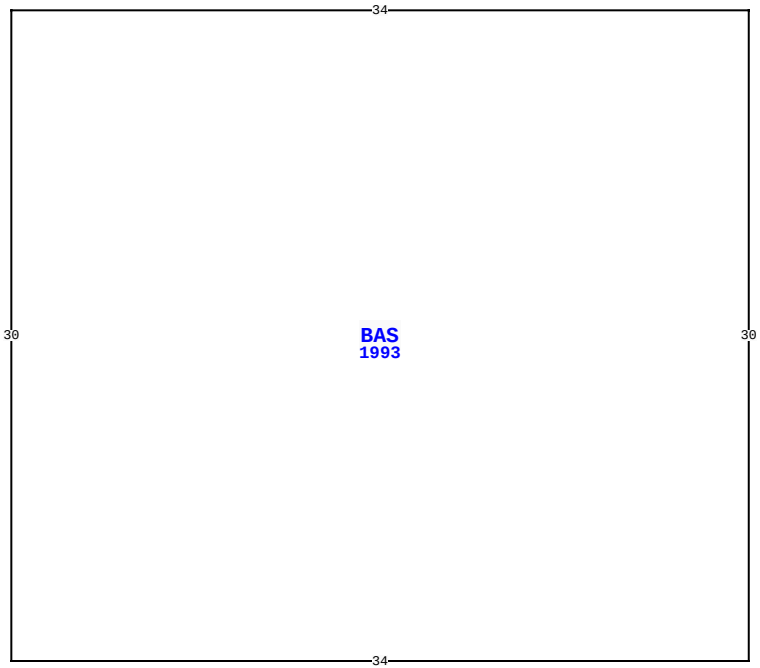
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100	1,020	91,544
TOTALS	1,020		1,020	91,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	1,020	87.8850	104.36	106,447	1989	1989	0	0	0	14.00	86.00

2 EDU RELGUS – 0% - 0 Heated Area: 1020 HX Base Yr



44491 MARY SAULS CIR, 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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		509,266
TOTAL MARKET OB/XF VALUE		9,112
TOTAL LAND VALUE - MARKET		74,135
TOTAL MARKET VALUE		592,513
SOH/AGL Deduction		179,615
ASSESSED VALUE		412,898
TOTAL EXEMPTION VALUE	02	412,898
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		592,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1761/0359	9/20/2011	WD	U	I	17	100
GRANTOR: THE SOUTHEASTERN DIST						
GRANTEE: FRIENDSHIP ALLIANCE						
0139/0291	1/01/1973	WD	U	I		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S30 E34 N30 $.

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	0855	CONC PAVER	0	0	0	0	179.00	SF	10.00	10.00	100	2000	2000	3	80	1,432	
12	0810	CONCRETE A	0	0	0	0	401.00	SF	6.50	6.50	100	2000	2000	3	80	2,085	

LAND DESCRIPTION

TOTAL OB/XF 3,517

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 02/17/2022 BY KK Total Acres: 6.79 Total Land Value: 74,135 Market: 0 Agricultural: 0 Common: 74,135 PRINTED 08/02/2023 BY SYS

PT OF LOT 1 (S-2 S-3 & S-5) &
PT OF LOT 11 (S-3 & S-8)
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FRIENDSHIP ALLIANCE CHURCH INC
44491 MARY SAULS CR
CALLAHAN, FL 32011

2023

32-2N-25-4020-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

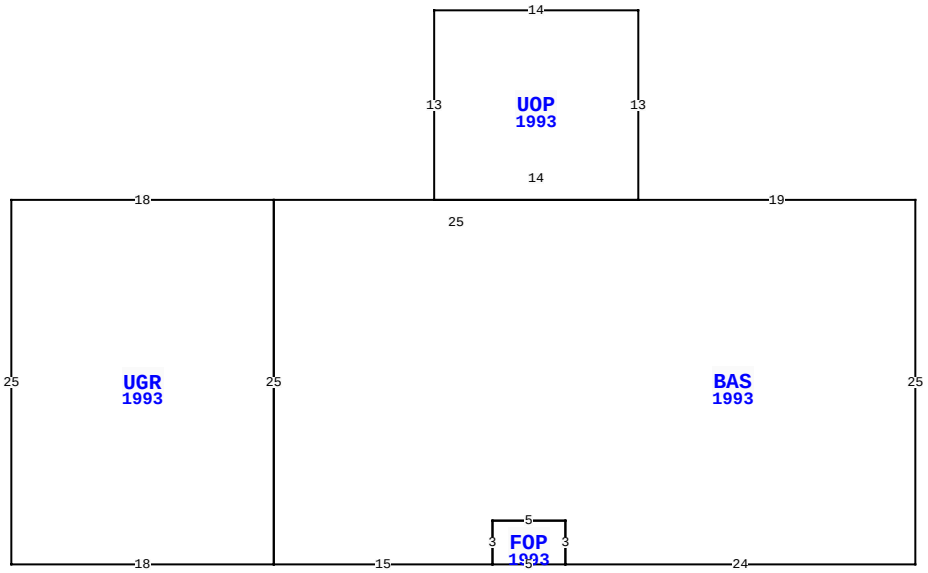
DOR CODE 7100 CHURCHES
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,085	100	1,085	72,814
FOP	15	30	4	268
UGR	450	45	202	13,556
UOP	182	20	36	2,416
TOTALS	1,732		1,327	89,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,327	104.0000	93.86	124,552	1968	1968	0	0	0	28.50	71.50

3 SINGLE FAM – 0% - 0 Heated Area: 1085 HX Base Yr



44491 MARY SAULS CIR, CALLAHAN

BLD DATE	02/17/2022	KK	LGL DATE	
XF DATE	02/17/2022	KK	LAND DATE	02/17/2022 KK
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VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
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BASE TAXABLE VALUE		0
TOTAL JUST VALUE		592,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: THE SOUTHEASTERN DIST						
GRANTEE: FRIENDSHIP ALLIANCE						
0139/0291	1/01/1973	WD	U	I		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 UOP=[YR=1993] N13 W14 S13 E14$ W25
UGR=[YR=1993] W18 S25 E18 N25$ S25 E15 FOP=[YR=1993] E5 N3 W5 S3$ N3 E5 S3 E24 N25$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/17/2022 BY KK Total Acres: 6.79 Total Land Value: 74,135 Market: 0 Agricultural: 0 Common: 74,135 PRINTED 08/02/2023 BY SYS