IN OR 1082/1248
EX 5-14 5-15 & 5-16

THOMAS CREEK BAPTIST CHURCH
54322 JANICE DR
CALLAHAN, FL 32011

2023

37-1N-25-0000-0005-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

FOURACRE CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	166,200
TOTAL MARKET VALUE	172,200
SOH/AGL Deduction	77,829
ASSESSED VALUE	94,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,371
TOTAL JUST VALUE	172,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992711	MH MOVE-ON	0	01/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1082/1248	9/25/2002	TD	U	I	01	100
GRANTOR: FLA BAPTIST CHILDRENS						
GRANTEE: BROWN WILLIE JR L/E						
1081/1636	9/19/2002	PR	U	I	01	100
GRANTOR: FLA BAPTIST CHILDRENS						
GRANTEE: GORDON ROBERT E LIV						

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1999	1999	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	000115	C	SFR ACRES	0		RM	0.00	0.00	11.08	AC		1.00	1.00	1.00	15,000.00	15,000.00	166,200							

REVIEW DATE 09/28/2020 BY KBA Total Acres: 11.08 Total Land Value: 166,200 Market: 0 Agricultural: 0 Common: 166,200 PRINTED 08/02/2023 BY SYS