

TRACT 3
SEC 46-2N-25 OR 244/481
REPLAT OF GOVT LOT 9 UNR

FAIRCLOTH WILSON M JR & KAREN
54832 CHURCH ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299R-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

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Quality 01 Quality Level 01

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2,040	236,862
FOP	25	30	8	929
FOP	204	30	61	7,083
FOP	272	30	82	9,521
STP	8	10	1	116
STP	18	10	2	232
UOP	45	20	9	1,045
UOP	65	20	13	1,509
UOP	72	20	14	1,626

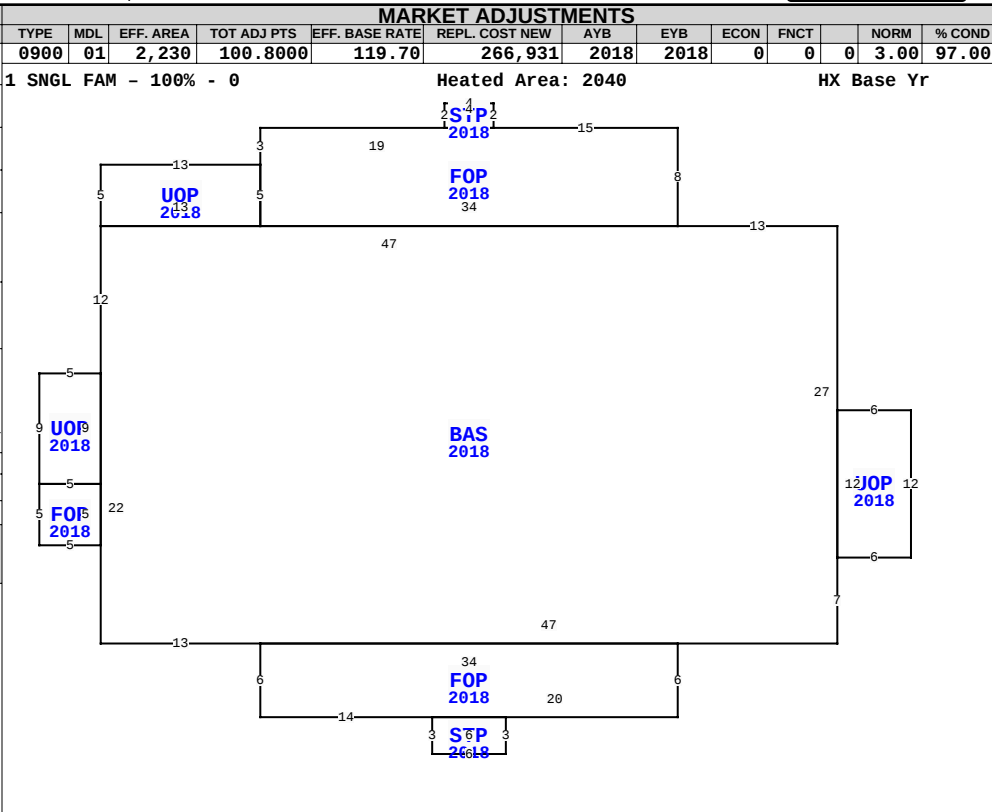
TOTALS 2,749 2,230 258,923

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
1	0810	CONCRETE A	0	100	0	0		363.00	SF	4.36				1,549	
2	1127	BRICK 8"	0	100	0	0		48.00	SF	7.37				350	
7	0510	GARAGE WD-	0	100	20	30		600.00	SF	35.00				16,380	

LAND DESCRIPTION			TOTAL OB/XF 18,279													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.84	AC		1.00	1.00	1.00	35,000.00	35,000.00

REVIEW DATE 06/21/2018 BY KB



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

54832 CHURCH RD, CALLAHAN			
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TOTAL OB/XF 18,279																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.84	AC		1.00	1.00	1.00	35,000.00	35,000.00

Total Acres: 1.84 Total Land Value: 64,400 Market: 0 Agricultural: 0 Common: 64,400

NASSAU COUNTY PROPERTY PAGE 1 of 1 6

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE		258,923
TOTAL MARKET OB/XF VALUE		18,279
TOTAL LAND VALUE - MARKET		64,400
TOTAL MARKET VALUE		341,602
SOH/AGL Deduction		130,133
ASSESSED VALUE		211,469
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		161,469
TOTAL JUST VALUE		341,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,777

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007530	CO ISSUED	0	06/28/2018
17006898	DEMOLITION	4,000	01/01/2018
17007530	NEW CONSTR	240,059	12/01/2017
B1428741	XFOB	25,488	05/01/2014
B23626	XFOB	5,246	05/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0576/1289	8/14/1989	WD	U	I	07	100

GRANTOR: NASSAU VILLAGE INC
GRANTEE: KIDD DONALD & GENEV
0244/0481 8/01/1977 WD U V 8,500
GRANTOR:
GRANTEE:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2018] W13 FOP=[YR=2018] N8 W15 STP=[YR=2018] N2 W4 S2 E4\$ W19 S3 UOP=[YR=2018] W13 S5 E13 N5\$ S5 E34\$ W47 S12 UOP=[YR=2018] W5 S9 FOP=[YR=2018] S5 E5 N5 W5\$ E5 N9\$ S22 E13 FOP=[YR=2018] S6 E14 STP=[YR=2018] S3 E6 N3 W6\$ E20 N6 W34\$ E47 N7 UOP=[YR=2018] E6 N12 W6 S12\$ N27\$.