TRACT 4 (SEC 46-2N-25)
IN OR 947/563
REPLAT OF GOVT LOT 9 UNR

BEASLEY CHARLOTTE
54818 CHURCH ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299R-0004-0000

BUILDING CHARACTERISTICS

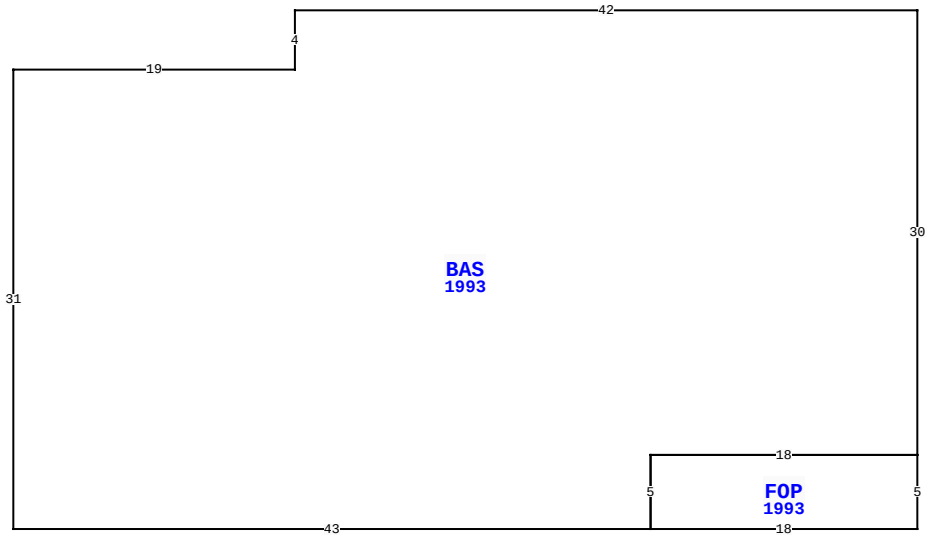
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	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	1,969	100	1,969	146,746
FOP	90	30	27	2,012
TOTALS	2,059		1,996	148,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,996	108.0940	97.55	194,710	1990	1990	0	0	0	23.60	76.40

1 SINGLE FAM – 100% - 2001 Heated Area: 1969 HX Base Yr 2001



54818 CHURCH RD, 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: 6	Tax Dist:	
BUILDING MARKET VALUE		148,758
TOTAL MARKET OB/XF VALUE		34,065
TOTAL LAND VALUE - MARKET		54,740
TOTAL MARKET VALUE		237,563
SOH/AGL Deduction		90,766
ASSESSED VALUE		146,797
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		91,797
TOTAL JUST VALUE		237,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8115	SWIM POOL	11,100	05/21/1992
3490	H/AC	1,800	08/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0947/0563	8/29/2000	WD	Q	I		147,900
GRANTOR: BURKE ANDREW J & REBE						
GRANTEE: BEASLEY JEFFREY & C						
0739/1183	9/20/1995	WD	Q	I		107,000
GRANTOR: FAIRCLOTH GEORGE H &						
GRANTEE: BURKE ANDREW J & RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S4 W19 S31 E43 FOP=[YR=1993] E18 N5 W18 S5$ N5 E18 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
1	0511	GARAGE CB-	0	100	26	22	572.00	SF	40.00	40.00	100	1982	1982	3	41	9,381	
2	0812	CONCRETE C	0	100	0	0	3,539.00	SF	4.00	4.00	100	1985	1985	3	49.5	7,007	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	70	1,400	
4	0861	POOL GUNIT	0	100	35	19	665.00	SF	85.00	85.00	100	1992	1992	3	20	11,305	
5	0845	KOOL DECK	0	100	0	0	743.00	SF	7.25	7.25	100	1992	1992	3	66	3,555	
7	0820	WOOD WALK	0	100	7	15	105.00	SF	11.75	11.75	100	1993	1993	3	40	494	
8	0351	CARPORT MT	0	100	19	18	342.00	SF	10.00	10.00	100	2005	2005	3	27	923	

LAND DESCRIPTION

TOTAL OB/XF 34,065

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	000100	C	SFR	100		OR	0.00	0.00	1.84	AC		1.00	1.00	0.85	35,000.00	29,750.00	54,740							

REVIEW DATE 06/28/2017 BY KBX Total Acres: 1.84 Total Land Value: 54,740 Market: 0 Agricultural: 0 Common: 54,740 PRINTED 08/02/2023 BY SYS