

PT OF LOT 11 (S-2)  
IN OR 1949/892  
REPLAT OF GOVT LOT 9 UNR

NOLAND CORY RAY & SHELLEY MARIE  
54694 CHURCH RD  
CALLAHAN, FL 32011

2023

37-1N-25-299R-0011-0020



| 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 70      |
| Interior Floo            | 08 | SHT VINYL 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 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       | 945              | 100         | 945          | 67,474               |
| FSP       | 132              | 40          | 53           | 3,785                |
| FUS       | 945              | 100         | 945          | 67,474               |
| STP       | 30               | 10          | 3            | 215                  |
| STP       | 45               | 10          | 4            | 286                  |
| UOP       | 108              | 20          | 22           | 1,570                |

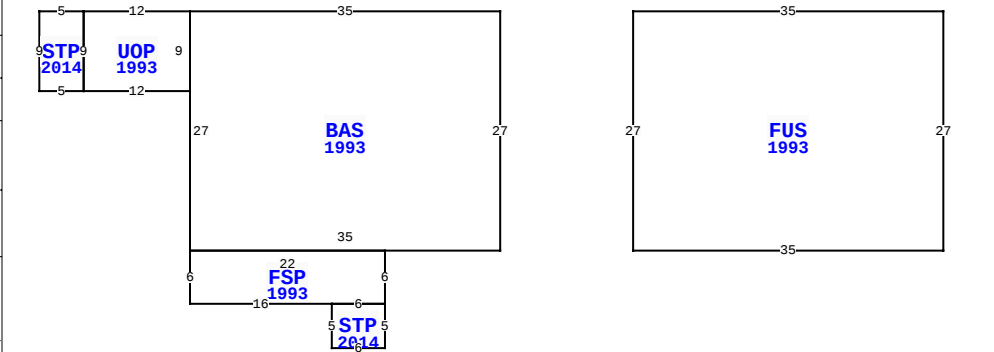
|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,205 |  | 1,972 | 140,803 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |
|----------------|------------|-------------|---------|----|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | UT |

| L N | OB/XF CODE | DESCRIPTION | BLD CAP | UT |
|-----|------------|-------------|---------|----|
| 1   | 0810       | CONCRETE A  | 0 100   | 0  |
| 3   | 0511       | GARAGE CB-  | 0 100   | 31 |
| 4   | 0810       | CONCRETE A  | 0 100   | 12 |
| 5   | 0812       | CONCRETE C  | 0 100   | 0  |
| 8   | 0803       | ASPHALT C   | 0 100   | 0  |

| LAND DESCRIPTION |          |     |                      |     |
|------------------|----------|-----|----------------------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP |
| 1                | 000115   | C   | SFR ACRES            | 100 |

| MARKET ADJUSTMENTS         |     |           |             |                |                   |      |      |      |                 |   |       |        |
|----------------------------|-----|-----------|-------------|----------------|-------------------|------|------|------|-----------------|---|-------|--------|
| TYPE                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB  | EYB  | ECON | FNCT            |   | NORM  | % COND |
| 0100                       | 01  | 1,972     | 105.8400    | 95.52          | 188,365           | 1987 | 1987 | 0    | 0               | 0 | 25.25 | 74.75  |
| 1 SINGLE FAM - 100% - 2016 |     |           |             |                | Heated Area: 1890 |      |      |      | HX Base Yr 2016 |   |       |        |



|                           |          |           |            |     |
|---------------------------|----------|-----------|------------|-----|
| 54694 CHURCH RD, CALLAHAN | BLD DATE | LGL DATE  | 05/19/2023 | MLU |
|                           | XF DATE  | LAND DATE |            |     |
|                           | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 33,820      |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |           |  |  |
|---------------------------|-----------|--|--|
| PAGE 1 of 1               |           |  |  |
| VALUATION SUMMARY         |           |  |  |
| VALUATION BY              | STANDARD  |  |  |
| Tax Group: 6              | Tax Dist: |  |  |
| BUILDING MARKET VALUE     | 140,803   |  |  |
| TOTAL MARKET OB/XF VALUE  | 33,820    |  |  |
| TOTAL LAND VALUE - MARKET | 88,000    |  |  |
| TOTAL MARKET VALUE        | 262,623   |  |  |
| SOH/AGL Deduction         | 94,287    |  |  |
| ASSESSED VALUE            | 168,336   |  |  |
| TOTAL EXEMPTION VALUE     | 50,000    |  |  |
| BASE TAXABLE VALUE        | 118,336   |  |  |
| TOTAL JUST VALUE          | 262,623   |  |  |
| NCON VALUE                | 0         |  |  |
| INCOME VALUE              |           |  |  |
| PREVIOUS YEAR MKT VALUE   | 235,375   |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 3568       | N/A         | 51,720 | 08/19/1986 |
| 3109       | N/A         | 13,200 | 12/04/1985 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1949/0892                      | 11/04/2014 | SW        | U   | I   | 12     | 134,900    |
| GRANTOR: LSF8 MASTER PARTICIPA |            |           |     |     |        |            |
| GRANTEE: NOLAND CORY RAY & S   |            |           |     |     |        |            |
| 1949/0886                      | 11/04/2014 | SW        | U   | I   | 12     | 100        |
| GRANTOR: HSBC MORTGAGE SERVICE |            |           |     |     |        |            |
| GRANTEE: LSF8 MASTER PARTICI   |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |
|----------------|--|--|--|--|
|----------------|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                          |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|
| BAS=[YR=1993] W35 UOP=[YR=1993] W12 STP=[YR=2014] W5 S9 E5<br>N9\$ S9 E12N9\$ S27 FSP=[YR=1993] S6 E16 STP=[YR=2014] S5 E6 N5<br>W6\$ E6 N6 W22\$E35 N27\$ PTR=E15 FUS=[YR=1993] E35 S27 W35 N27\$<br>W15\$. |  |  |  |  |