

TRACT 15 SEC 46-2N-25
IN OR 2573/945
REPLAT OF GOVT LOT 9 UNR

NOLAND MATHEW R & ANNAH E/HORTON SUZANNE MARIE S T
54835 CHURCH RD
CALLAHAN, FL 32011

2023

37-1N-25-299R-0015-0000



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 Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

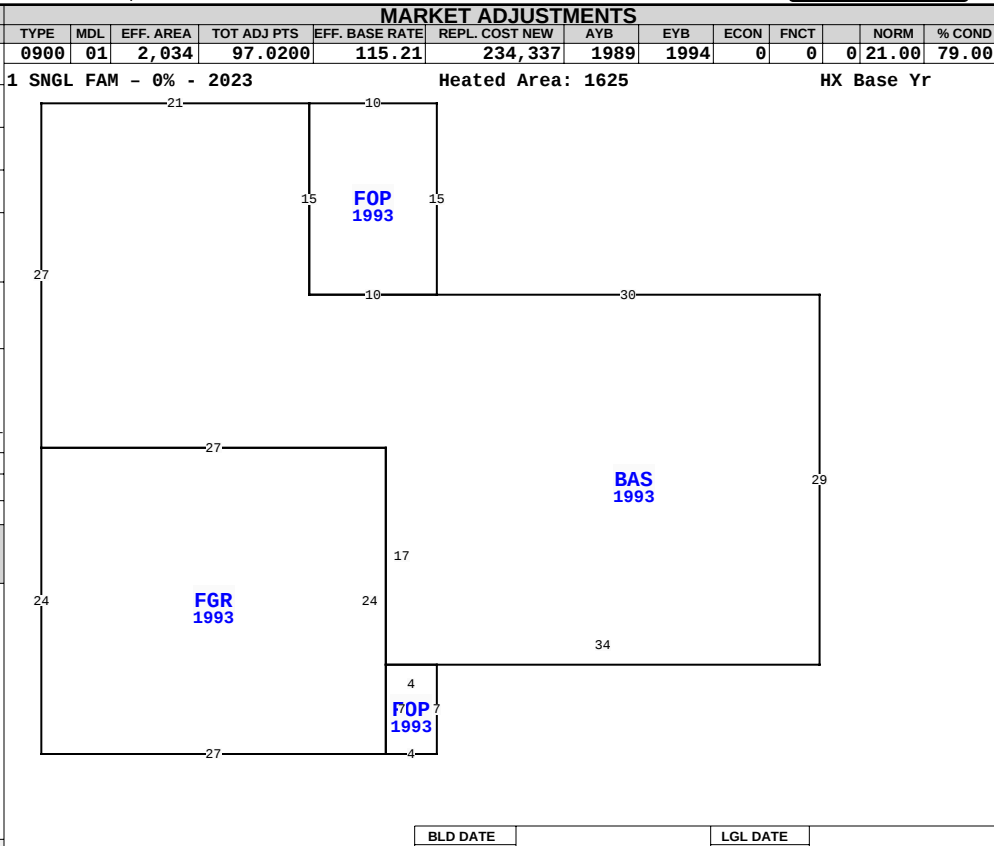
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,625	100	1,625	147,901
FGR	648	55	356	32,402
FOP	28	30	8	728
FOP	150	30	45	4,095

TOTALS	2,451		2,034	185,126
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	1,106.00	SF	4.00	4.00	100	1989
2	0511	GARAGE CB-	0	0	24	624.00	SF	30.00	30.00	100	1979
3	0940	SHEDS/PORT	0	0	12	144.00	SF	20.10	20.10	100	1979
4	0350	CARPORT WD	0	0	6	132.00	SF	8.71	8.71	100	1980
5	0810	CONCRETE A	0	0	25	500.00	SF	6.50	6.50	100	1992

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0		OR	0.00	0.00	4.19	AC	

REVIEW DATE	05/18/2021	BY	KBA
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54835 CHURCH RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
11,670	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
18,000.00	14,400.00	60,336									

Total Acres: 4.19	Total Land Value: 60,336	Market: 0	Agricultural: 0	Common: 60,336
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	185,126		
TOTAL MARKET OB/XF VALUE	11,670		
TOTAL LAND VALUE - MARKET	60,336		
TOTAL MARKET VALUE	257,132		
SOH/AGL Deduction	0		
ASSESSED VALUE	257,132		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	257,132		
TOTAL JUST VALUE	257,132		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	207,099		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514467	REPAIR/RRF	9,300	06/01/2015
Z980998	OTHER	0	05/01/1998
5597	NEW CONSTR	66,963	03/28/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2573/0945	6/27/2022	WD	Q	I	01	282,000	
GRANTOR: HORTON FAMILY TRUST							
GRANTEE: NOLAND MATHEW R & A							
2391/1963	8/26/2020	WD	U	I	11	100	
GRANTOR: HORTON TERRY M & SUZA							
GRANTEE: HORTON FAMILY TRUST							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W30 FOP=[YR=1993] N15 W10 S15 E10\$ W10 N15 W21 S27 FGR=[YR=1993] S24 E27 FOP=[YR=1993] E4 N7 W4 S7\$ N24 W27\$ E27 S17 E34 N29\$.											