TRACT 16 & 17 SEC 46-2N-25
IN OR 2384/1056
(EX ESMT OR 253 PG 362)

WYNNE SANDRA L/E/
54821 CHURCH ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299R-0016-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
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	05	Quality Level 05

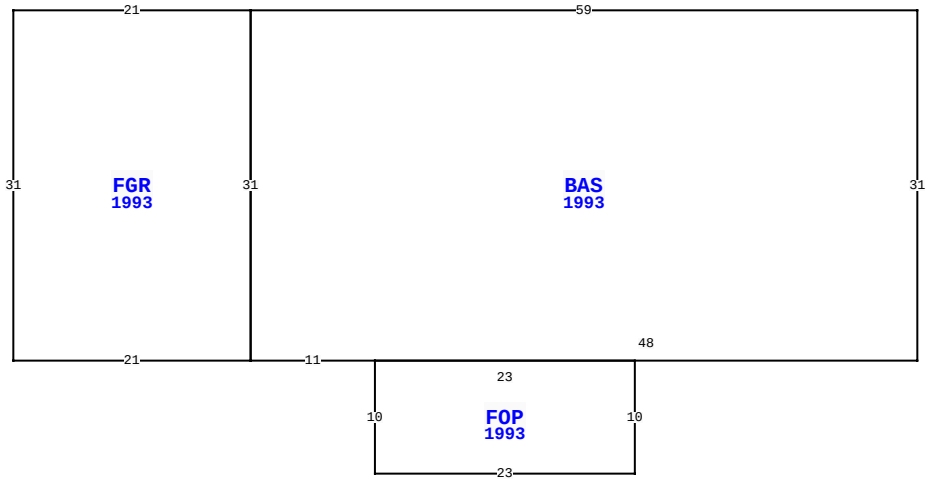
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,829	100	1,829	142,323
FGR	651	55	358	27,858
FOP	230	30	69	5,369
TOTALS	2,710		2,256	175,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,256	115.3460	104.10	234,850	1978	1987	0	0	0	25.25	74.75

1 SINGLE FAM – 100% - 0 Heated Area: 1829 HX Base Yr



54821 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		175,550
TOTAL MARKET OB/XF VALUE		2,278
TOTAL LAND VALUE - MARKET		132,320
TOTAL MARKET VALUE		310,148
SOH/AGL Deduction		175,836
ASSESSED VALUE		134,312
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		79,312
TOTAL JUST VALUE		310,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R95286	REPAIR/RRF	2,900	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/1056	8/17/2020	LE	U	I	11	100
GRANTOR: WYNNE SANDRA						
GRANTEE: WYNNE DANIEL D & ME						
0302/0274	10/01/1979	WD	Q	I		62,500
GRANTOR:						
GRANTEE:						

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	0940	SHEDS/PORT	0	100	0	0	140.00	SF	20.10	20.10	100	1980	1980	3	20	563	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W59 FGR=[YR=1993] W21 S31 E21 N31$ S31 E11
FOP=[YR=1993] S10 E23 N10W23$ E48 N31$.

LAND DESCRIPTION

TOTAL OB/XF 2,278

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	100	0006	OR	0.00	0.00	8.27	AC		1.00	1.00	1.00	16,000.00	16,000.00	132,320							

REVIEW DATE 05/18/2021 BY KBA Total Acres: 8.27 Total Land Value: 132,320 Market: 0 Agricultural: 0 Common: 132,320 PRINTED 08/02/2023 BY SYS