TRACT 18 SEC 46-2N-25
IN OR 2535/576
REPLAT OF GOVT LOT 9 UNR

CROSSWAY LEVI HUNTER
54805 CHURCH ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299R-0018-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		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	01	Quality Level 01

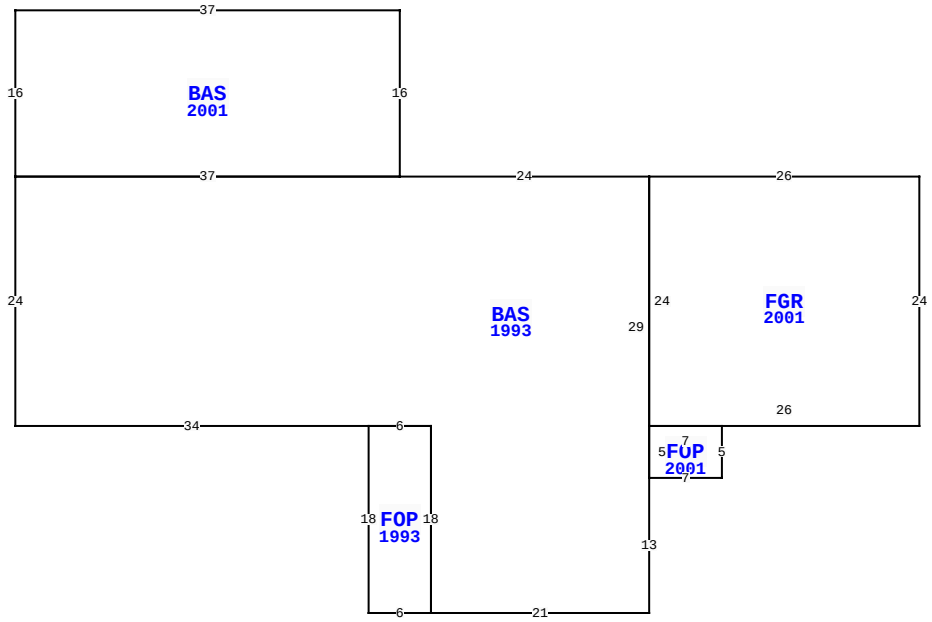
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100	1,842	134,014
BAS	592	100	592	43,070
FGR	624	55	343	24,955
FOP	108	30	32	2,328
FOP	35	30	10	728
TOTALS	3,201		2,819	205,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,819	95.4000	86.10	242,716	1986	1991	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2434 HX Base Yr 2023



54805 CHURCH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		205,095
TOTAL MARKET OB/XF VALUE		2,834
TOTAL LAND VALUE - MARKET		72,720
TOTAL MARKET VALUE		280,649
SOH/AGL Deduction		1,527
ASSESSED VALUE		279,122
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		229,122
TOTAL JUST VALUE		280,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004560	REPAIR/RRF	14,800	05/28/2020
V990033	REMODEL	12,700	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2535/0576	1/31/2022	WD	Q	I	01	350,000
GRANTOR: CENTERLINE CONTRACTIN						
GRANTEE: CROSSWAY LEVI HUNTE						
2277/0223	5/21/2019	WD	Q	I	01	152,000
GRANTOR: RAY RANDALL S & SHARO						
GRANTEE: CENTERLINE CONTRACT						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2001] W26 BAS=[YR=1993] W24 BAS=[YR=2001] N16 W37 S16 E37$ W37 S24 E34 FOP=[YR=1993] S18 E6 N18 W6$ E6 S18 E21 N13 FOP=[YR=2001] E7 N5 W7 S5$ N29$ S24 E26 N24$.

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	0810	CONCRETE A	0	100	26	18	468.00	SF	6.50	6.50	100	1988	1988	3	57	1,734	
2	0351	CARPORT MT	0	100	25	22	550.00	SF	10.00	10.00	100	1988	1988	3	20	1,100	

LAND DESCRIPTION

TOTAL OB/XF 2,834

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		OR	0.00	0.00	4.04	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,720							

REVIEW DATE 09/24/2020 BY KB Total Acres: 4.04 Total Land Value: 72,720 Market: 0 Agricultural: 0 Common: 72,720 PRINTED 08/02/2023 BY SYS