TRACT 22 SEC 46-2N-25
IN OR 1979/241
REPLAT OF GOVT LOT 9 UNR

BLACKMAN PATRICK & CHRISTY
54759 CHURCH RD
CALLAHAN, FL 32011

2023

37-1N-25-299R-0022-0000

BUILDING CHARACTERISTICS

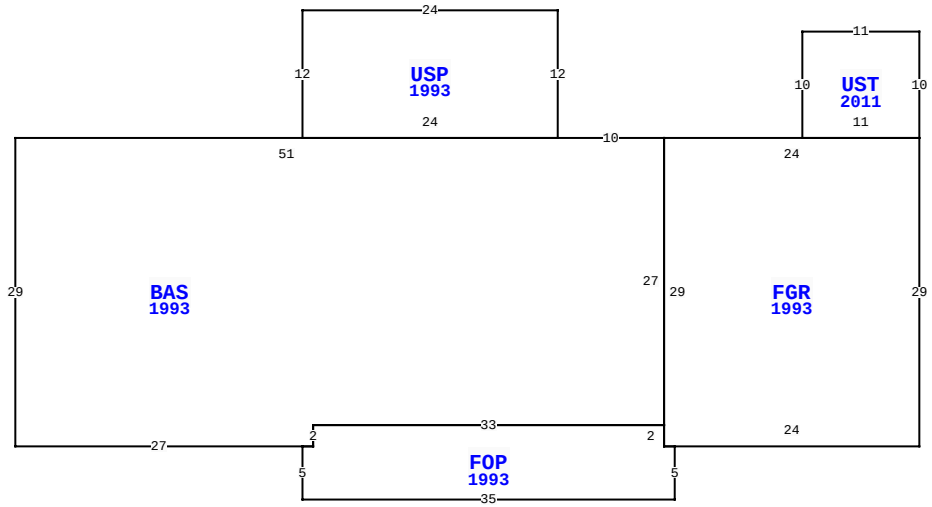
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,703	100	1,703	139,672
FGR	696	55	383	31,412
FOP	241	30	72	5,905
USP	288	30	86	7,053
UST	110	45	50	4,101
TOTALS	3,038		2,294	188,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,294	118.9524	107.35	246,261	1978	1990	0	0	0	23.60	76.40

1 SINGLE FAM – 100% - 2016 Heated Area: 1703 HX Base Yr 2016



54759 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		188,143
TOTAL MARKET OB/XF VALUE		16,948
TOTAL LAND VALUE - MARKET		63,360
TOTAL MARKET VALUE		268,451
SOH/AGL Deduction		100,052
ASSESSED VALUE		168,399
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,399
TOTAL JUST VALUE		268,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001607	GARAGE	69,139	02/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1979/0241	5/08/2015	WD	Q	I	01	185,000
GRANTOR: DANAHER WILLIAM JAMES						
GRANTEE: BLACKMAN PATRICK &						
1920/0876	4/23/2014	PR	U	I	19	100
GRANTOR: DANAHER WILLIAM JAMES						
GRANTEE: DANAHER WILLIAM JAM						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2011] N10 W11 S10 E11$ FGR=[YR=1993] W24 BAS=[YR=1993] W10 USP=[YR=1993] N12 W24 S12 E24 $ W51 S29 E27 FOP=[YR=1993] S5 E35 N5 W1 N2 W33 S2 W1 $ E1 N2 E33 N27 $ S29 E24 N29 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	44	1,540	
2	0812	CONCRETE C	0	100	0	0	1,640.00	SF	4.00	4.00	100	1978	1978	3	30	1,968	
3	0861	POOL GUNIT	0	100	30	19	570.00	SF	85.00	85.00	100	1978	1978	3	20	9,690	
4	0845	KOOL DECK	0	100	0	0	960.00	SF	7.25	7.25	100	1978	1978	3	30	2,088	
5	0810	CONCRETE A	0	100	0	0	391.00	SF	6.50	6.50	100	1978	1978	3	30	762	
6	0940	SHEDS/PORT	0	100	20	10	200.00	SF	22.50	22.50	100	1975	1975	3	20	900	

LAND DESCRIPTION

TOTAL OB/XF 16,948

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	3.52	AC		1.00	1.00	1.00	18,000.00	18,000.00	63,360							

REVIEW DATE 04/30/2020 BY KBA Total Acres: 3.52 Total Land Value: 63,360 Market: 0 Agricultural: 0 Common: 63,360 PRINTED 08/02/2023 BY SYS