

TRACT 24 SEC 46-2N-25
IN OR 496 PG 1273
REPLAT OF GOVT LOT 9 UNR

HESTER JAMES D & DEBORAH LYNN
54745 CHURCH ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299R-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	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	1,701	100	1,701	156,746
FEP	280	80	224	20,641
FGR	679	55	373	34,371
FOP	276	30	83	7,649
FST	28	55	15	1,382
PTO	322	5	16	1,474

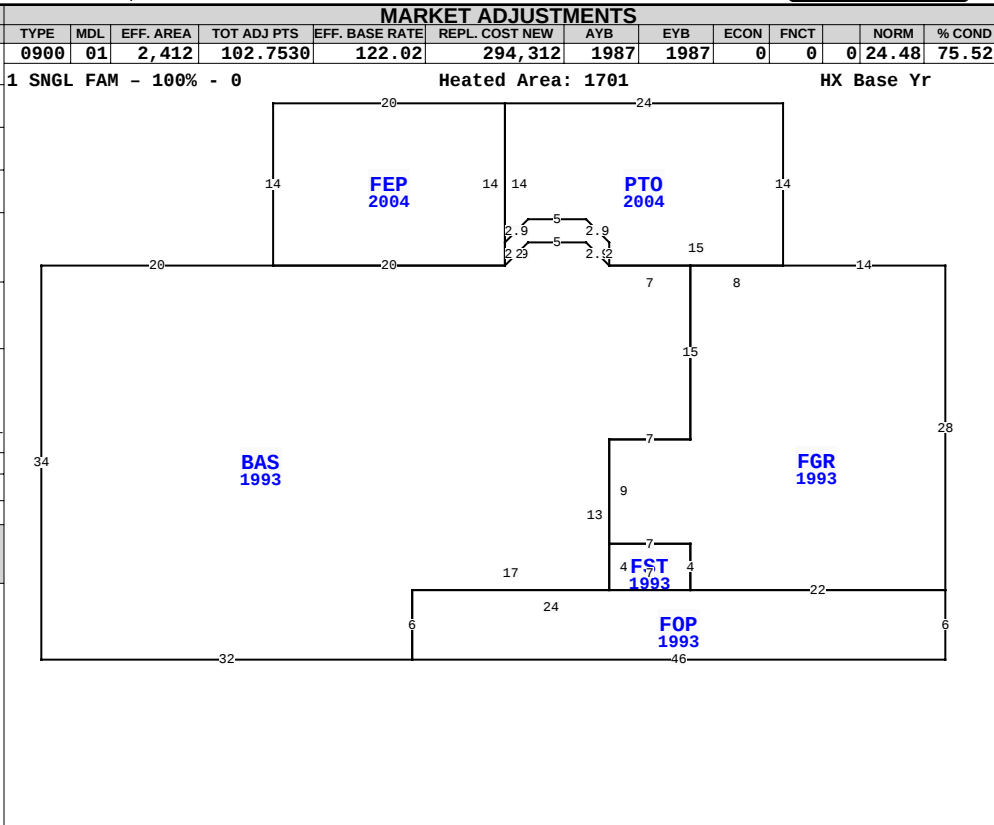
TOTALS	3,286		2,412	222,264
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0 100	20	20	400.00	SF	6.50	6.50	100	1987	1987	3	54.5	1,417	
2	0810	CONCRETE A	0 100	48	3	144.00	SF	6.50	6.50	100	1987	1987	3	54.5	510	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
4	0810	CONCRETE A	0 100	8	10	80.00	SF	6.50	6.50	100	1987	1987	3	54.5	283	
5	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	6.50	100	1987	1987	3	54.5	32	
6	0811	CONCRETE B	0 100	0	0	936.00	SF	5.20	5.20	100	1990	1990	3	62	3,018	
7	0810	CONCRETE A	0 100	18	17	306.00	SF	6.50	6.50	100	2004	2004	3	86	1,711	
8	0803	ASPHALT C	0 100	0	0	1,298.00	SF	1.00	1.00	100	2007	2007	3	62	805	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.03	AC		1.00	1.00	1.00	35,000.00	35,000.00	36,050							



54745 CHURCH RD, CALLAHAN

TOTAL OB/XF																10,016									
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NASSAU COUNTY PROPERTY PAGE 1 of 2 6

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		231,365
TOTAL MARKET OB/XF VALUE		10,016
TOTAL LAND VALUE - MARKET		36,050
TOTAL MARKET VALUE		277,431
SOH/AGL Deduction		135,391
ASSESSED VALUE		142,040
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,040
TOTAL JUST VALUE		277,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13866	GARAGE	19,008	10/20/2004
R6769	REPAIR/RRF	800	10/20/2004
B13185	XFOB	5,600	07/01/2004
R5239	REPAIR/RRF	2,000	07/01/2003
3675	N/A	47,900	10/23/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0496/1273	8/01/1986	WD	U	V	
GRANTOR:					SALE PRICE
GRANTEE:					12,000
GRANTOR:					
GRANTEE:					
0382/0025	3/01/1983	WD	Q	V	
GRANTOR:					7,000
GRANTEE:					

BUILDING NOTES					
BUILDING DIMENSIONS					
FGR=[YR=1993] W14 PTO=[YR=2004] N14 W24 FEP=[YR=2004] W20 S14 BAS=[YR=1993] W20 S34 E32 FOP=[YR=1993] E46 N6 W22 FST=[YR=1993] N4 W7 S4 E7 \$ W24 S6 \$ N6 E17 N13 E7 N15 W7N2 U2 L2 W5 D2 L2 S2 W20 \$ E20 N14 \$ S14 U2 R2 E5 R2 D2 E15 \$ W8 S15 W7 S9 E7 S4 E22 N28 \$.					

[illegible]