IN OR 1055/474 & OR 1055/472
PAR 7 & PT CLOSED R/W
EX R/W OR 1019/1840

TRUE FAITH CHRISTIAN FELLOWSHIP INC
PO BOX 977
CALLAHAN, FL 32011

2023

47-2N-25-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

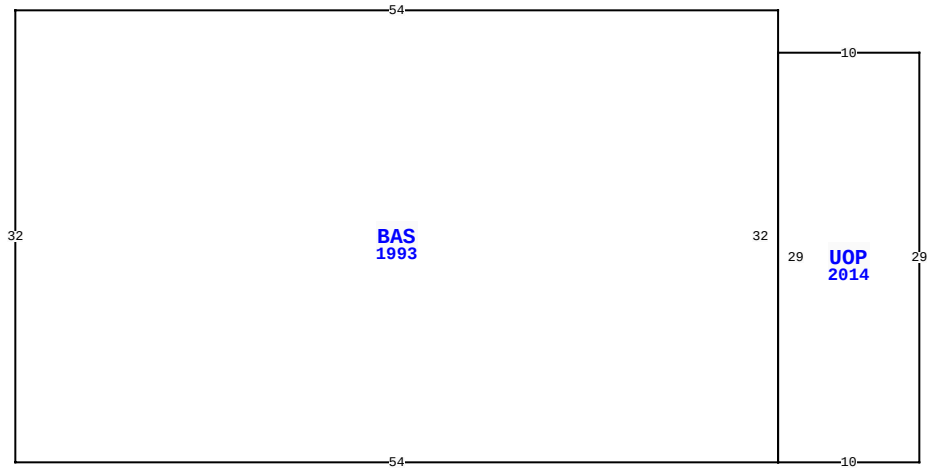
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	161,213
UOP	290	20	58	5,411
TOTALS	2,018		1,786	166,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	1,786	71.5500	120.38	214,999	1977	1977	0	0	0	22.50	77.50

1 CHURCH – 0% - 0 Heated Area: 1728 HX Base Yr



45019 PETREE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		166,624
TOTAL MARKET OB/XF VALUE		3,745
TOTAL LAND VALUE - MARKET		96,600
TOTAL MARKET VALUE		266,969
SOH/AGL Deduction		108,348
ASSESSED VALUE		158,621
TOTAL EXEMPTION VALUE	02	158,621
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		266,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1055/0474	5/13/2002	TD	Q	I		95,000
GRANTOR: CLARKSON WILLIAM E &						
GRANTEE: TRUE FAITH CHRISTIA						
1055/0472	5/13/2002	QC	U	V	01	100
GRANTOR: CLARKSON WILLIAM E &						
GRANTEE: TRUE FAITH CHRISTIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S32 E54 UOP=[YR=2014] E10 N29 W10 S29$ N32$.

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	0	92	4	368.00	SF	6.50	6.50	100	1980	1980	3	35	837	
3	0940	SHEDS/PORT	0	0	10	24	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	
4	0940	SHEDS/PORT	0	0	13	16	208.00	SF	30.00	30.00	100	2000	2000	3	20	1,248	
5	0447	CNC FNC 4'	0	0	0	0	200.00	LF	5.50	5.50	100	2000	2000	3	20	220	

LAND DESCRIPTION

TOTAL OB/XF 3,745

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	007100	C	CHURCH	0		CG	0.00	0.00	3.22	AC		1.00	1.00	0.75	40,000.00	30,000.00	96,600							

REVIEW DATE 07/10/2020 BY KBA Total Acres: 3.22 Total Land Value: 96,600 Market: 0 Agricultural: 0 Common: 96,600 PRINTED 08/02/2023 BY SYS