

CHURCH LIVE OAK BAPTIST
C/O WILLIAM LAYDEN, 36178 CONGREGATION LANE
CALLAHAN, FL 32011

01-2N-24-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

05 AVERAGE 100

Roof Structur

04 WOOD TRUSS 100

Roof Cover

01 MINIMUM 100

Interior Wall

05 DRYWALL 100

Interior Floo

14 CARPET 100

Ceiling

02 F.NOT SUS 100

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Fixtures

0 100

Frame

02 WOOD FRAME 100

Story Height

0 100

RMS

1 100

Stories

0 0 100

Units

0 100

BUD8 Adjustme

06 DIST 1D 100

Occupancy

00 NONE 100

Quality

03 Quality Level 03

DOR CODE

7100CHURCHES

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,606

100

1,606

133,795

FOP

108

30

32

2,666

STP

50

10

5

417

TOTALS

1,764

1,643

136,877

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

7101041,64381.2700127.19208,973191419140034.5065.50

1 CHURCH - 0% - 0Heated Area: 1606HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE1,527,553

TOTAL MARKET OB/XF VALUE69,348

TOTAL LAND VALUE - MARKET96,320

TOTAL MARKET VALUE1,693,221

SOH/AGL Deduction434,232

ASSESSED VALUE1,258,989

TOTAL EXEMPTION VALUE021,258,989

BASE TAXABLE VALUE0

TOTAL JUST VALUE1,693,221

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE1,801,964

PERMIT NUMDESCRIPTIONAMTISSUED

21001273ROOF21,66802/09/2021

Z95425NEW CONSTR5,00009/01/1995

7209NEW CONSTR63,80005/07/1991

7080ADDITION3,00003/14/1991

SALES DATA

OFF RECORD NUMBERDATETYPEINSTQUANTITYRSNCD SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S12 E3 S47 E4 FOP=[YR=1993] S6 E4
STP=[YR=2014] S5 E10 N5 W10\$ E14 N6 W18\$ E22 N47 E3 N12\$.

EXTRA FEATURES

36178 CONGREGATION LN, CALLAHAN

BLD DATE07/12/2021KKKGLG DATE07/12/2021LAND DATE05/24/2023MLU

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10940SHEDS/PORT001212144.00SF30.0030.0010019951995320864

20812CONCRETE C00001,988.00SF4.004.00100197019703211,670

30940SHEDS/PORT0001610160.00SF30.0030.0010019801980320960

40810CONCRETE A0000491.00SF6.506.50100198719873521,660

50940SHEDS/PORT0000160.00SF20.1020.1010019871987320643

60810CONCRETE A0008432.00SF6.506.5010019871987352108

70812CONCRETE C00001,972.00SF4.004.00100199119913624,891

80462ST/AL FNC00066242,648.00SF10.0010.00100199719973256,620

90422CL FNC 4'00001,917.00LF15.0015.001001997199734212,077

100424CL FNC 6'0000565.00LF20.0020.00100199719973424,746

LAND DESCRIPTIONTOTAL OB/XF34,239

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1007100CCHURCH00005OR0.000.006.02AC1.001.001.0016,000.0016,000.0096,320

REVIEW DATE01/12/2024BY KBATotal Acres: 6.02Total Land Value: 96,320Market: 0Agricultural: 0Common: 96,320PRINTED 08/06/2024 BY SYS

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[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 5										6			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY													
Exterior Wall		15		CONC BLOCK 100		7101		04		4,933		98.9400		154.84		763,826		1995		1995		0		0		14.00		86.00		VALUATION BY					STANDARD								
Roof Structur		04		WOOD TRUSS 100								3 CHURCH - 0% - 0				Heated Area: 4600														Tax Group: 6					Tax Dist:								
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					1,527,553								
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					69,348								
Interior Floo		14		CARPET 100																										TOTAL LAND VALUE - MARKET					96,320								
Ceiling		02		F.NOT SUS 100																										TOTAL MARKET VALUE					1,693,221								
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					434,232								
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					1,258,989								
Fixtures				6 100																										TOTAL EXEMPTION VALUE					1,258,989								
Frame		03		MASONRY 100																										BASE TAXABLE VALUE					0								
Story Height				12 100																										TOTAL JUST VALUE					1,693,221								
RMS				4 100																										NCON VALUE					0								
Stories		1.		1. 100																										INCOME VALUE													
Units				0 100																										PREVIOUS YEAR MKT VALUE					1,801,964								
BUD8 Adjustme		06		DIST 1D 100																																							
Occupancy		00		NONE 100																																							
Quality		03		Quality Level 03																																							
DOR CODE		7100		CHURCHES																																							
MAP NUM				MKT AREA																																							
NEIGHBORHOOD/LOC		8001.00																																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																			
BAS		4,600		100		4,600		612,547																																			
FOP		260		30		78		10,387																																			
STP		56		10		6		799																																			
UCP		850		20		170		22,638																																			
UOP		117		20		23		3,062																																			
UOP		280		20		56		7,457																																			
TOTALS		6,163				4,933		656,890																																			
EXTRA FEATURES										36178 CONGREGATION LN, CALLAHAN										BLD DATE		07/12/2021		KK		LGL DATE				05/24/2023		MLU											
																				XF DATE		07/12/2021		KK		LAND DATE																	
																				INC DATE						AG DATE																	
L	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																						



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TITLE 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	03	MASONRY 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	7100	CHURCHES		
MAP NUM		MKT AREA	08	
NEIGHBORHOOD/LOC	8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,550	100	1,550	124,838
BAS	372	100	372	29,961
FOP	72	30	22	1,772
UOP	56	20	11	886
TOTALS	2,050		1,955	157,456

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,955	103.3900	98.22	192,020	1987	1987	0	0	0	18.00	82.00

4 SINGLE FAM - 0% - 0

Heated Area: 1922

HX Base Yr

8

7

UOP
1993

7

37

31

BAS
1993

31

13

12

BAS
2014

31

25

25

FOP
1993

6

12

12

BLD DATE	07/12/2021	KK	LGL DATE	
XF DATE	07/12/2021	KK	LAND DATE	05/24/2023

MLU



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floor	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	7100CHURCHES	
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	864	100
FOP	40	30
TOTALS	904	876

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2703	01	876	57.1320	26.99	23,643	2005	2005	0	0	0	26.00
5 GARAGE - 0% - 0											
Heated Area: 864											
HX Base Yr											
24 2 10 4 10 4 36 34 24 BAS 2014 FOP 2014											

BLD DATE	07/12/2021	KK	LGL DATE	
XF DATE	07/12/2021	KK	LAND DATE	05/24/2023
				MLU